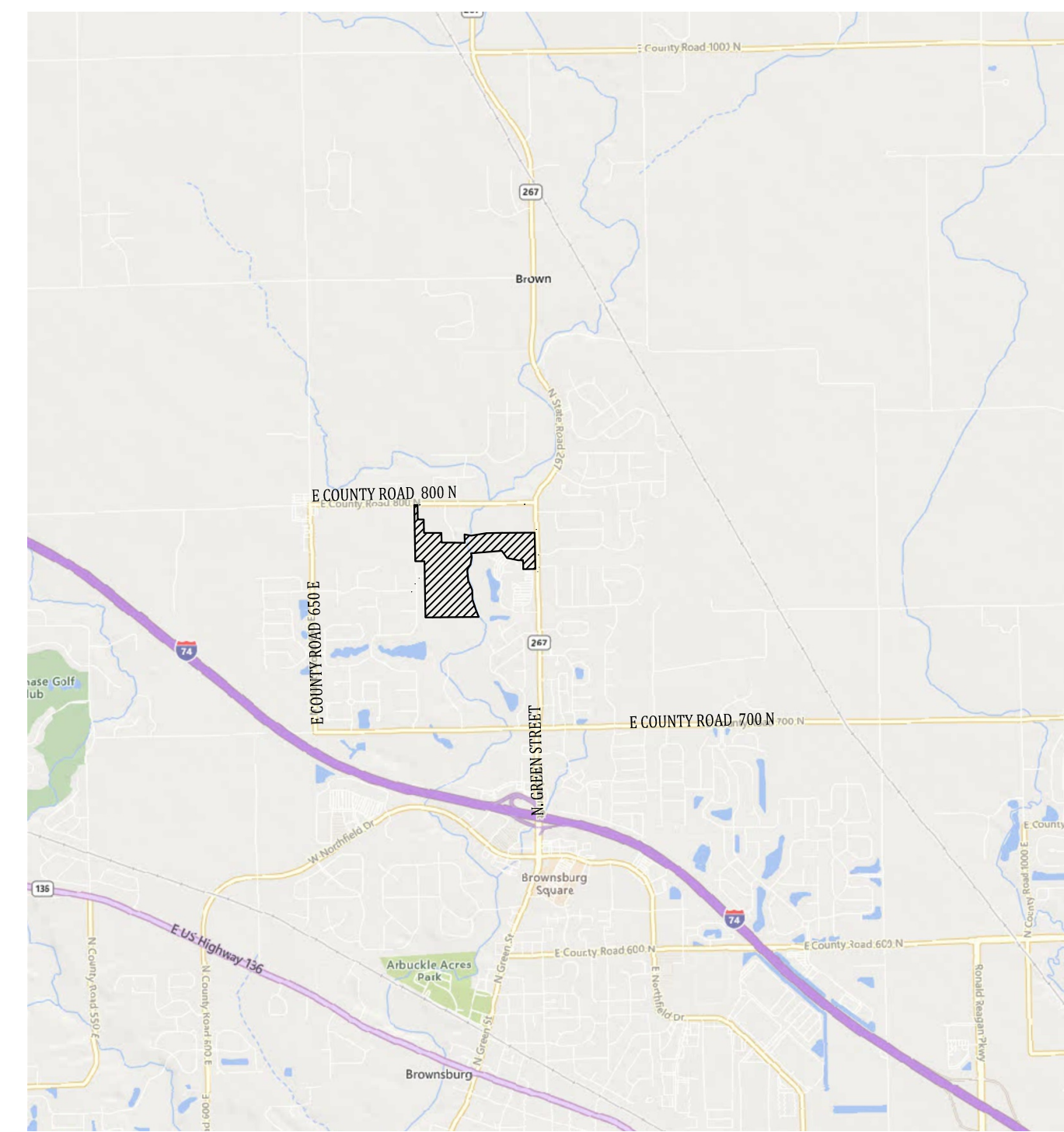


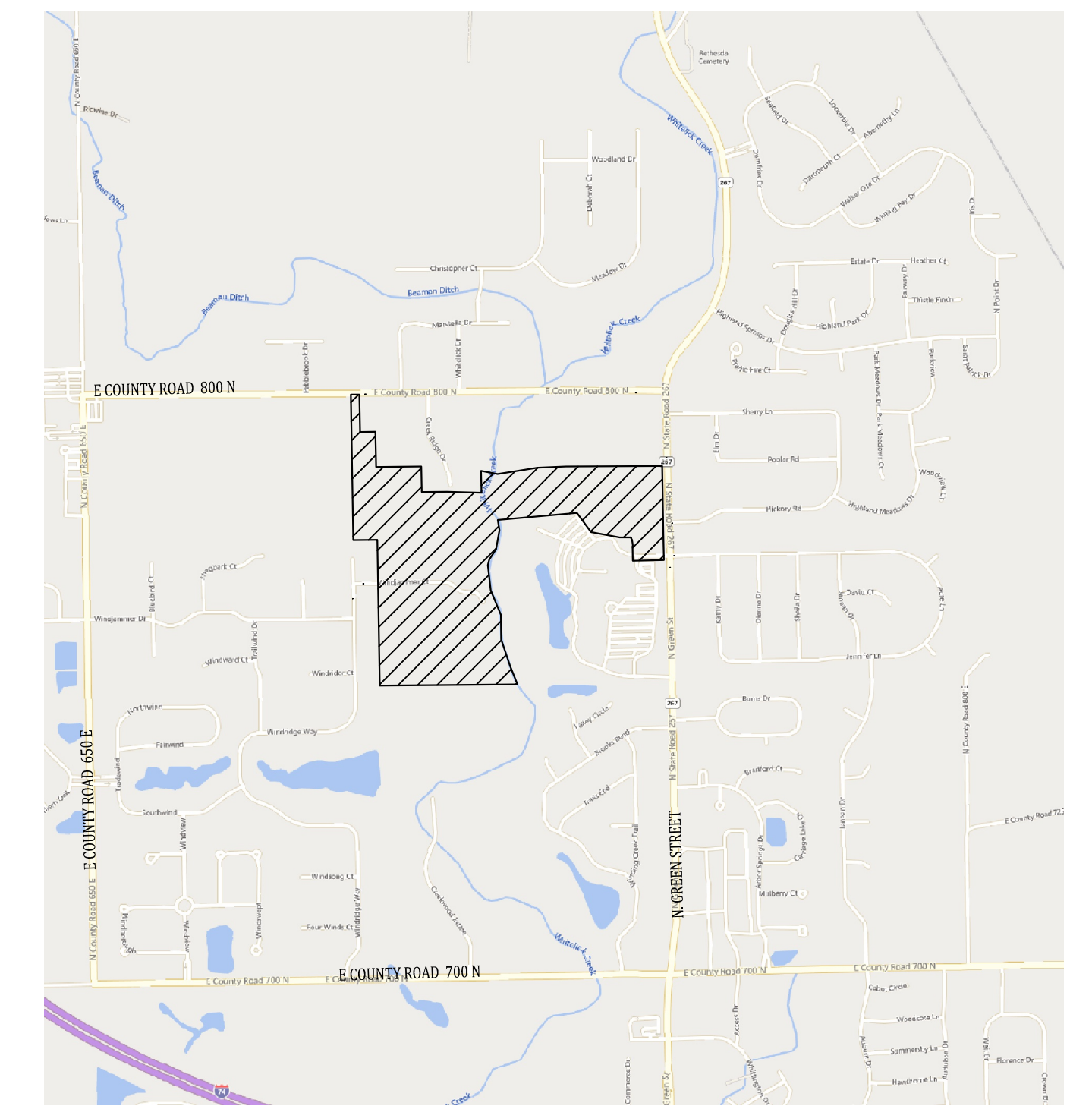
PRIMARY PLAT
HAWKS LANDING

SECTION 34, TOWNSHIP 17N, RANGE 1E,
 TOWN OF BROWNSBURG, BROWN TWP., HENDRICKS CO., INDIANA
 ZONED: R3

PLANS PREPARED FOR:
 DAVID WEEKLEY HOMES
 ATTENTION: ED FREEMAN
 9310 NORTH MERIDIAN, SUITE 100,
 INDIANAPOLIS, IN 46260
 EFREEMAN@DWHOMES.COM



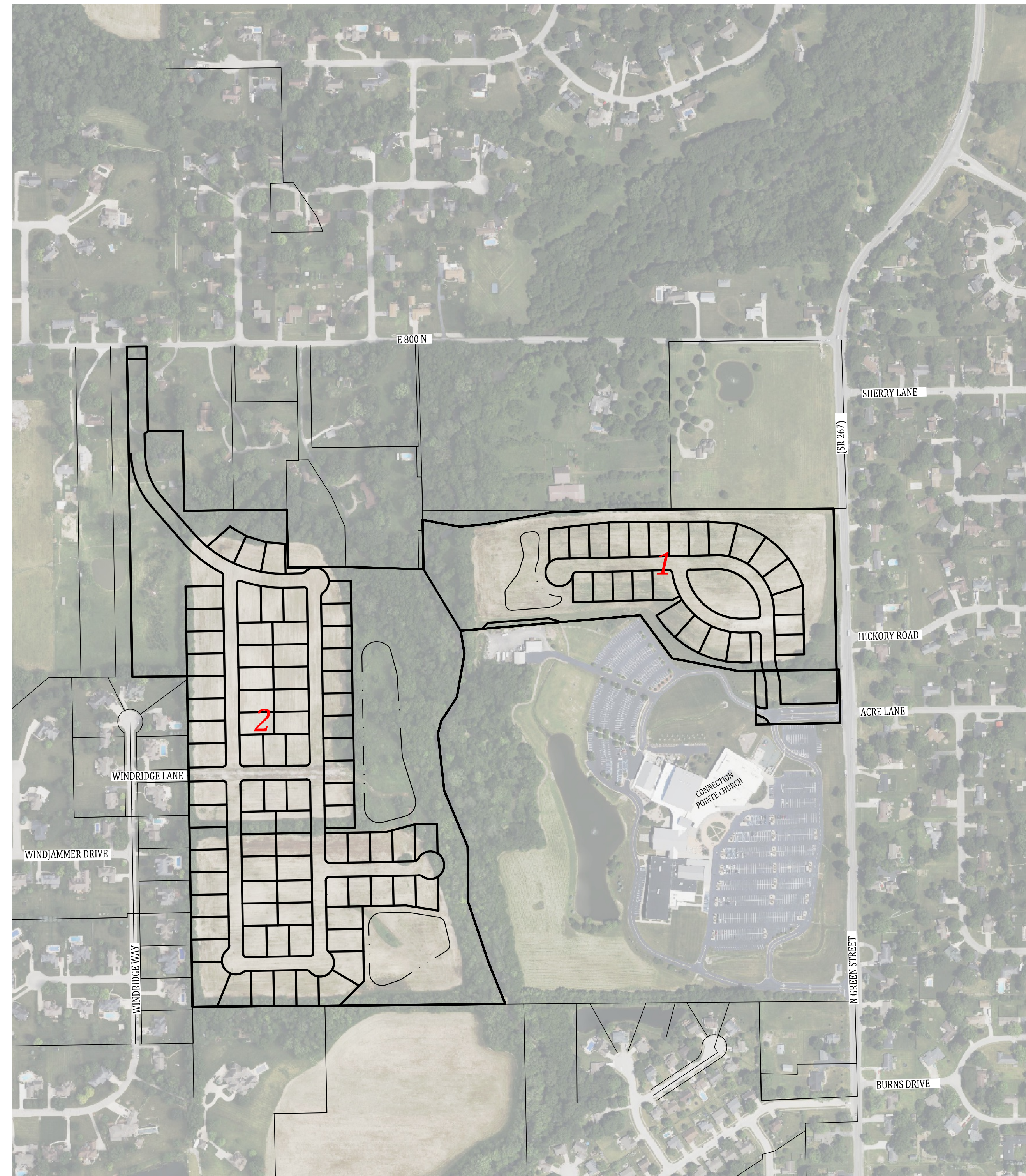
VICINITY MAP
 NO SCALE



LOCATION MAP
 NO SCALE

OPERATING AUTHORITIES

GAS VECTREN (NORTH) ANDREW THEISZ 2345 E. MAIN STREET DANVILLE, IN 46122 812-231-6403	SANITARY - TOWN OF BROWNSBURG KATHY DILLON, DIRECTOR 225 S. MARDALE DRIVE BROWNSBURG, IN 46112 317-852-1114	WATER - TOWN OF BROWNSBURG FRANK MONTS, DIRECTOR 220 S. MARDALE DRIVE BROWNSBURG, IN 46112 317-858-4147
ELECTRIC DUKE ENERGY 1000 E MAIN STREET PLAINFIELD, IN 46168	COMMUNICATION AT&T - DISTRIBUTION MATT SPINDLER 240 N. MERIDIAN ST. RM 1791 INDIANAPOLIS, IN 46204 317-265-3050	POLICE DEPARTMENT BROWNSBURG POLICE DEPARTMENT JOE GRIMES 31 N. GREEN STREET BROWNSBURG, IN 46112 317-852-1190
ELECTRIC HENDRICKS POWER COOPERATIVE PO BOX 309 DANVILLE, IN 46112 317-745-5473 MIKE GOOD	CABLE TELEVISION SPECTRUM JASON KIRKMAN 3030 ROOSEVELT AVENUE INDIANAPOLIS, IN 46218 317-429-6691	FIRE DEPARTMENT BROWNSBURG FIRE TERRITORY FIRE MARSHAL 470 NORTHFIELD DR. BROWNSBURG, IN 46112 317-852-1190
FIBER OPTIC MCI	CABLE TELEVISION COMCAST CABLE INDPLS. RAY REEVES 5330 E. 65TH STREET INDIANAPOLIS, IN	SCHOOL DISTRICT BROWNSBURG COMMUNITY SCHOOL CORP. DR. JIM SNAPP 310 STADIUM DRIVE BROWNSBURG, IN 46112-1414 317-852.5726
TOWN OF BROWNSBURG 61 N. GREEN STREET BROWNSBURG, IN 46112 317-852-1120	STORM WASTEWATER DEPARTMENT 225 S MARDALE DRIVE BROWNSBURG, IN 46112 317-852-1114	



SITE MAP
 SCALE: 1"=300'

PHASING NOTE:

THE DEVELOPMENT PHASING SHALL BE ACCORDING TO THE SECTIONS AS SHOWN HERE. HOWEVER, IF NECESSARY, THE DEVELOPER HAS THE ABILITY TO REVISE THE SECTIONS TO ACCOMMODATE THE UTILITY SERVICES, DRAINAGE PLAN AND STREET ACCESS.

SHEET INDEX	
SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101-C104	EXISTING TOPOGRAPHY
C200-C203	PRIMARY PLAT
C300-C303	UTILITY PLAN
C400-C401	AMENITIES & LANDSCAPING PLAN
C500	SOIL MAP & FLOOD MAP, DETAILS
C501	PHASING PLAN

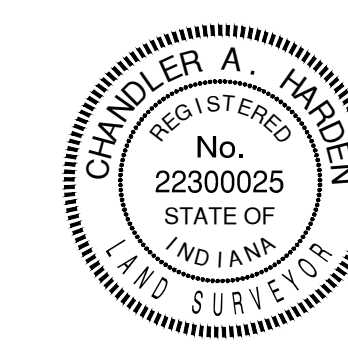
REVISIONS		
NUMBER	DESCRIPTION	DATE

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: AUSTON LEWIS
 EMAIL: alewis@banning-eng.com

Chandler Hender
 CERTIFIED: 10-02-2025

W. Chad Ziegler
 CERTIFIED: 10-02-2025



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.



Date: 09-08-2025
 Project No: 23369
 Sheet No:

C100

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.

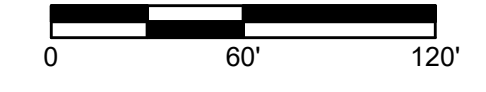
 Zoning Administrator

 Date

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

Dated: _____

Certified this 21st day of December, 2021.



- LEGEND**
- T UNDERGROUND TELEPHONE LINE
 - W UNDERGROUND WATER LINE
 - CATV UNDERGROUND CATV LINE
 - G UNDERGROUND GAS LINE
 - OHU OVERHEAD UTILITY LINE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - SECTION LINE
 - FENCE LINE
 - ST TREE/BUSH LINE
 - S STORM SEWER PIPE
 - SS SANITARY SEWER PIPE
 - FLW FLOWLINE
 - CS CABLE STRUCTURE
 - FH FIRE HYDRANT
 - WM WATER METER
 - WV WATER VALVE
 - WS WATER SPIGOT
 - EM ELECTRIC METER
 - GA GUY ANCHOR
 - UP UTILITY POLE
 - EB ELECTRIC BOX
 - ET ELECTRIC TRANSFORMER
 - ACU AIR CONDITIONING UNIT
 - MP MAILBOX POST
 - SIGN
 - SSS STORM SEWER STRUCTURE
 - SSS SANITARY SEWER STRUCTURE
 - TS TELEPHONE STRUCTURE
 - SL SEPTIC LID
 - LP LIGHT POLE
 - BUSH
 - CT CONIFEROUS TREE
 - DT DECIDUOUS TREE
 - MS MAGNOLIA SET
 - EP EDGE OF PAVEMENT
 - D.U. & U.E. DRAINAGE & UTILITY EASEMENT



TBM #20
CUT SQUARE ON TOP EAST SIDE OF CONCRETE LIGHT POLE BASE, LOCATED APPROXIMATELY 100' SOUTHWEST OF 267 & NORTH ENTRANCE DRIVE TO CONNECTION POINT CHURCH, ON THE SOUTH SIDE OF ENTRANCE DRIVE. ELEVATION= 895.37'

TBM #21
CUT SQUARE ON NORTHEAST TOP OF CONCRETE LIGHT POLE BASE, +- 800' WEST OF STATE ROAD 267, +- 100' SOUTHEAST OF THE FURTHEST NORTHWEST CORNER OF ASPHALT IN PARKING LOT. ELEVATION= 890.94'

NOTES:

Per 865 IAC 1-12-12 this drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

The topographic information shown herein was obtained in the field during JULY 2024. The topographic data was gathered using a robotic total station and data collector applying standard radial surveying techniques and by global positioning equipment, utilizing the VRS Network, a real-time kinematic (RTK) correction service over the internet.

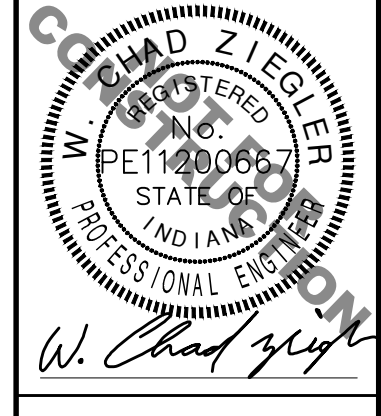
Elevations on hard surfaces of structures are accurate to within 0.05 feet, elevations on natural surfaces are accurate to within 0.10 feet. The contours shown herein were plotted based upon interpolation of spot elevations and other topographic information and are accurate to within one half of a contour interval.

This survey reflects above ground indications of utilities and information available from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

SEE SHEET C102 FOR CONTINUATION

alewis P:\2023\23389\Engineering\Cadd\Sheet Files\Primary Plat\23389-PP-Topo.dwg Dec 18, 2025 - 1:09pm

EXISTING TOPOGRAPHY
HAWKS LANDING
HENDRICKS COUNTY
BROWNSBURG, INDIANA

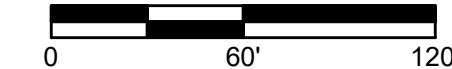


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WEB: www.BanningEngineering.com



Project No: 23389
Sheet No:

SEE SHEET C104 FOR CONTINUATION



- LEGEND**
- T UNDERGROUND TELEPHONE LINE
 - W UNDERGROUND WATER LINE
 - CATV UNDERGROUND CATV LINE
 - G UNDERGROUND GAS LINE
 - OHU OVERHEAD UTILITY LINE
 - PROPERTY LINE
 - RIGHT-OF-WAY LINE
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 - MAILBOX POST
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 - SANITARY SEWER STRUCTURE
 - TELEPHONE STRUCTURE
 - SEPTIC LID
 - LIGHT POLE
 - BUSH
 - CONIFEROUS TREE
 - DECIDUOUS TREE
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 - MAGNAIL SET
 - EP EDGE OF PAVEMENT
 - D.U. & U.E. DRAINAGE & UTILITY EASEMENT

SEE SHEET C101 FOR CONTINUATION

TBM #20
CUT SQUARE ON TOP EAST SIDE OF CONCRETE LIGHT POLE BASE. LOCATED APPROXIMATELY 100' SOUTHWEST OF 267 & NORTH ENTRANCE DRIVE TO CONNECTION POINT CHURCH. ON THE SOUTH SIDE OF ENTRANCE DRIVE. ELEVATION= 895.37'

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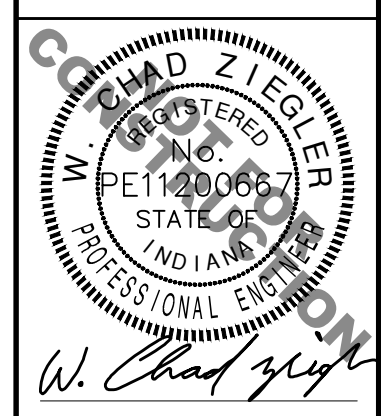
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EXISTING TOPOGRAPHY
HAWKS LANDING
HENDRICKS COUNTY
BROWNSBURG, INDIANA



BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46166
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WEB: www.BanningEngineering.com

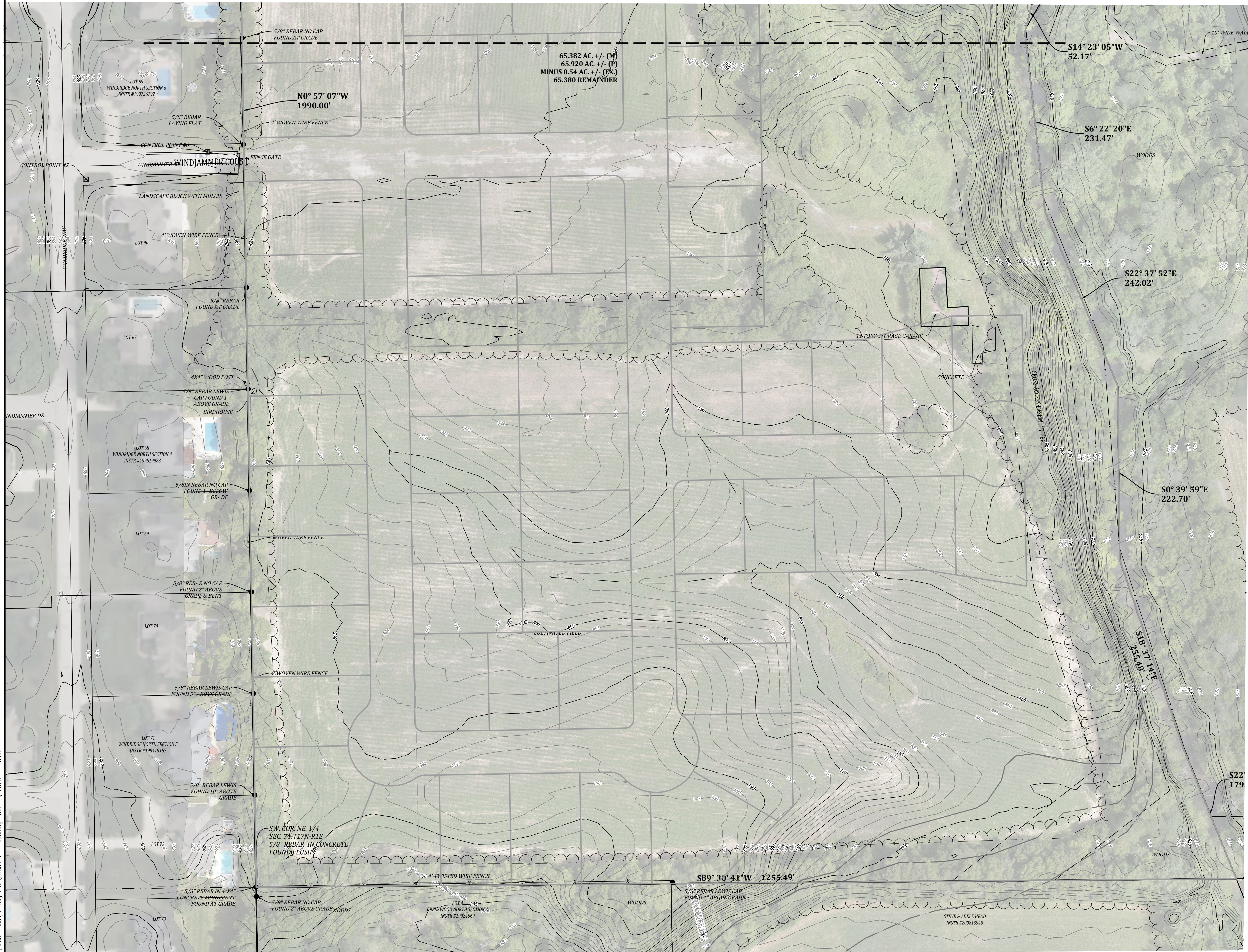


Project No: 23369
Sheet No:

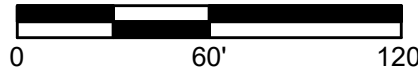
C102

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SEE SHEET C103 FOR CONTINUATION



SEE SHEET C101 FOR CONTINUATION



- LEGEND**
- T UNDERGROUND TELEPHONE LINE
 - W UNDERGROUND WATER LINE
 - CATV UNDERGROUND CATV LINE
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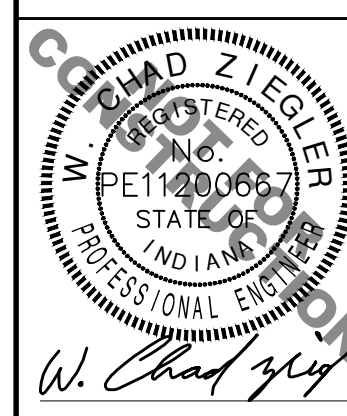
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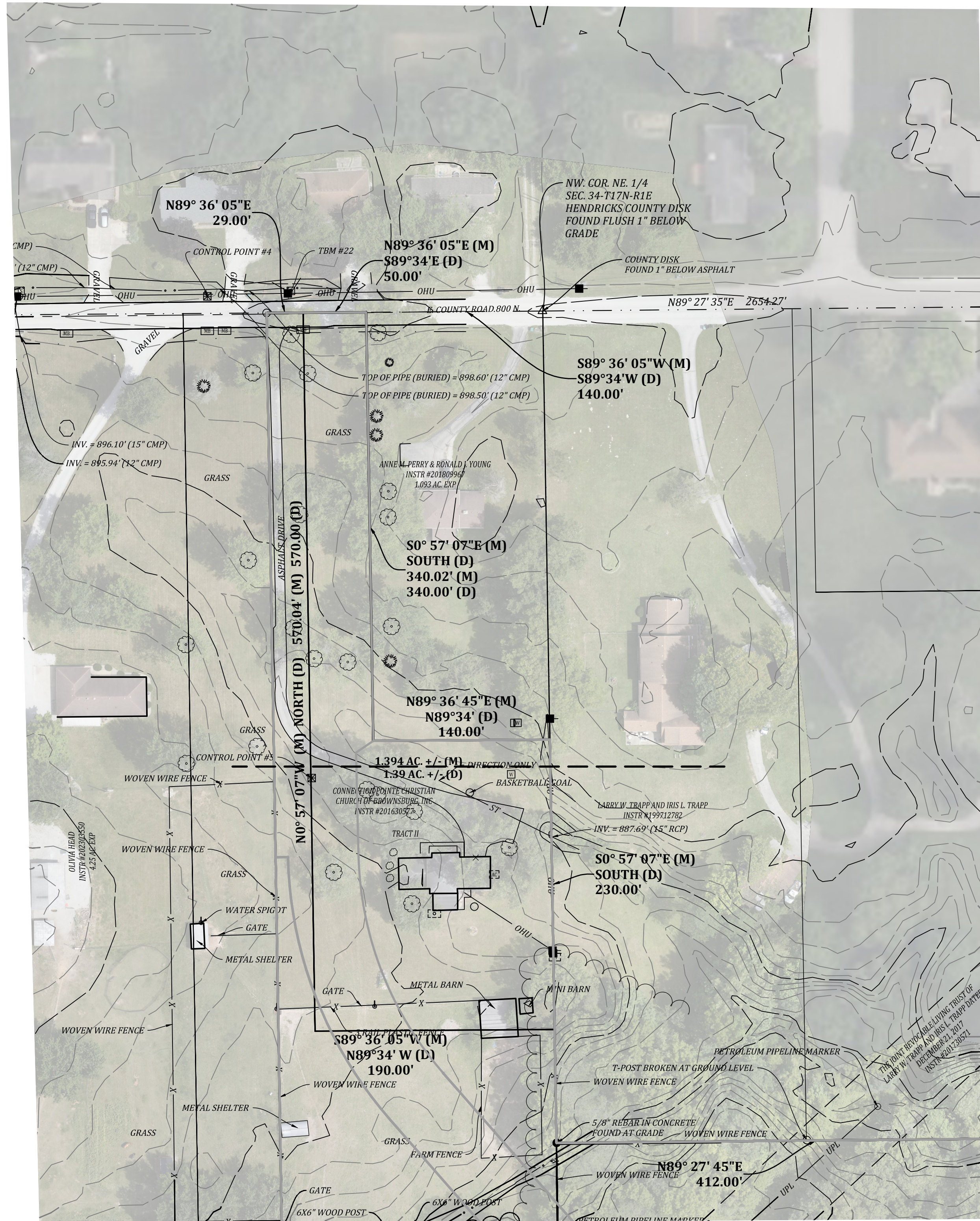
EXISTING TOPOGRAPHY
HAWKS LANDING
HENDRICKS COUNTY
BROWNSBURG, INDIANA



BANNING ENGINEERING
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 E-MAIL: Banning@BanningEngineering.com
 WEB: www.BanningEngineering.com



Project No: 23389
 Sheet No:



SEE SHEET C102 FOR CONTINUATION

- LEGEND**
- T UNDERGROUND TELEPHONE LINE
 - W UNDERGROUND WATER LINE
 - CATV UNDERGROUND CATV LINE
 - G UNDERGROUND GAS LINE
 - OHU OVERHEAD UTILITY LINE
 - PROPERTY LINE
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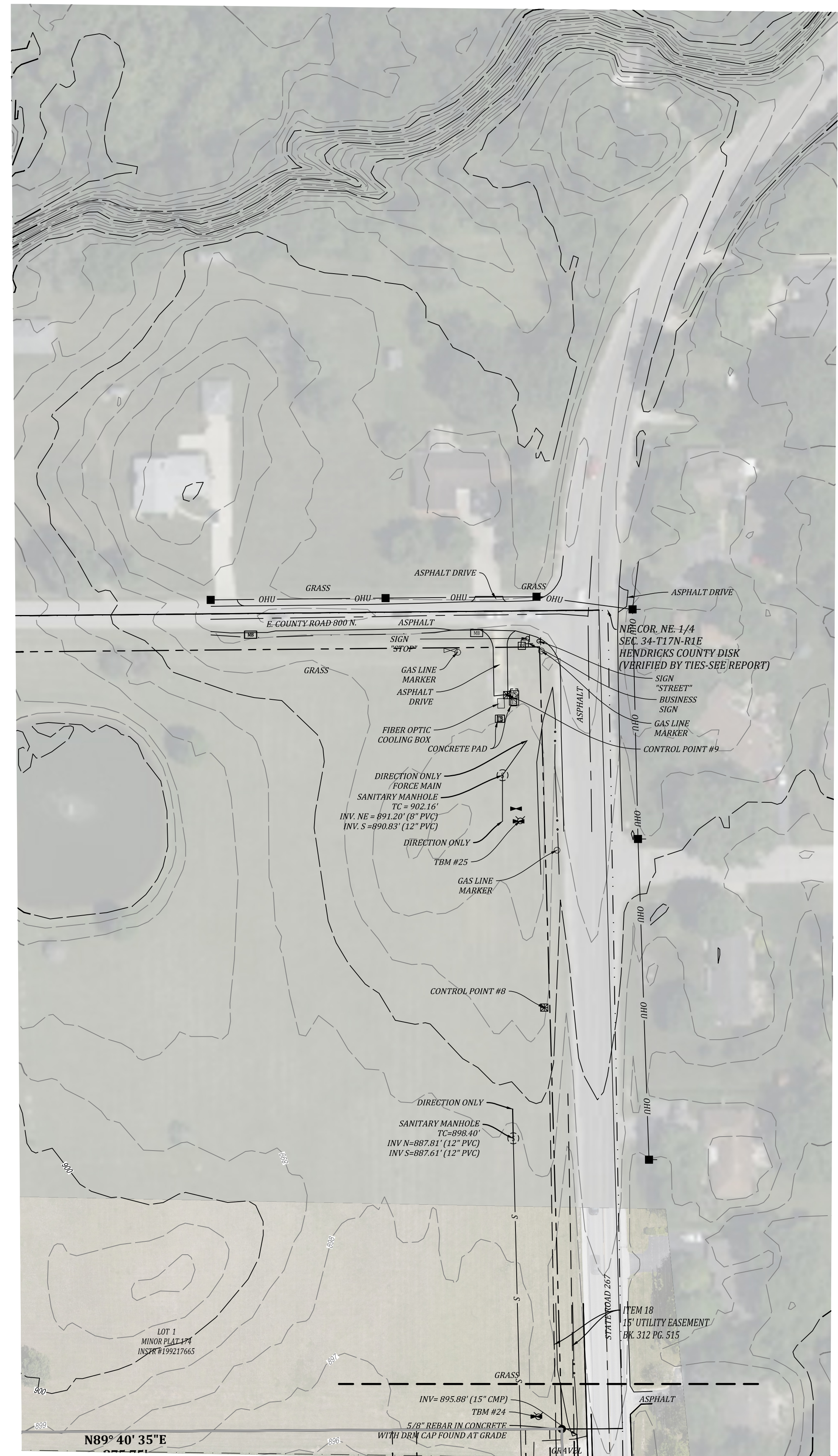
TBM #21
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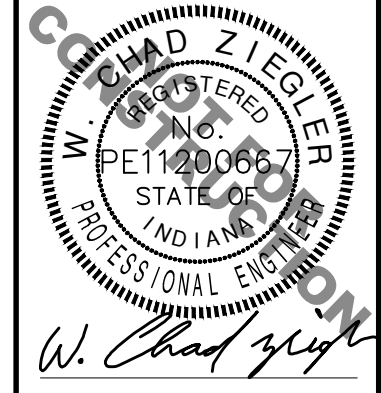
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SEE SHEET C101 FOR CONTINUATION

EXISTING TOPOGRAPHY
HAWKS LANDING
HENDRICKS COUNTY
BROWNSBURG, INDIANA

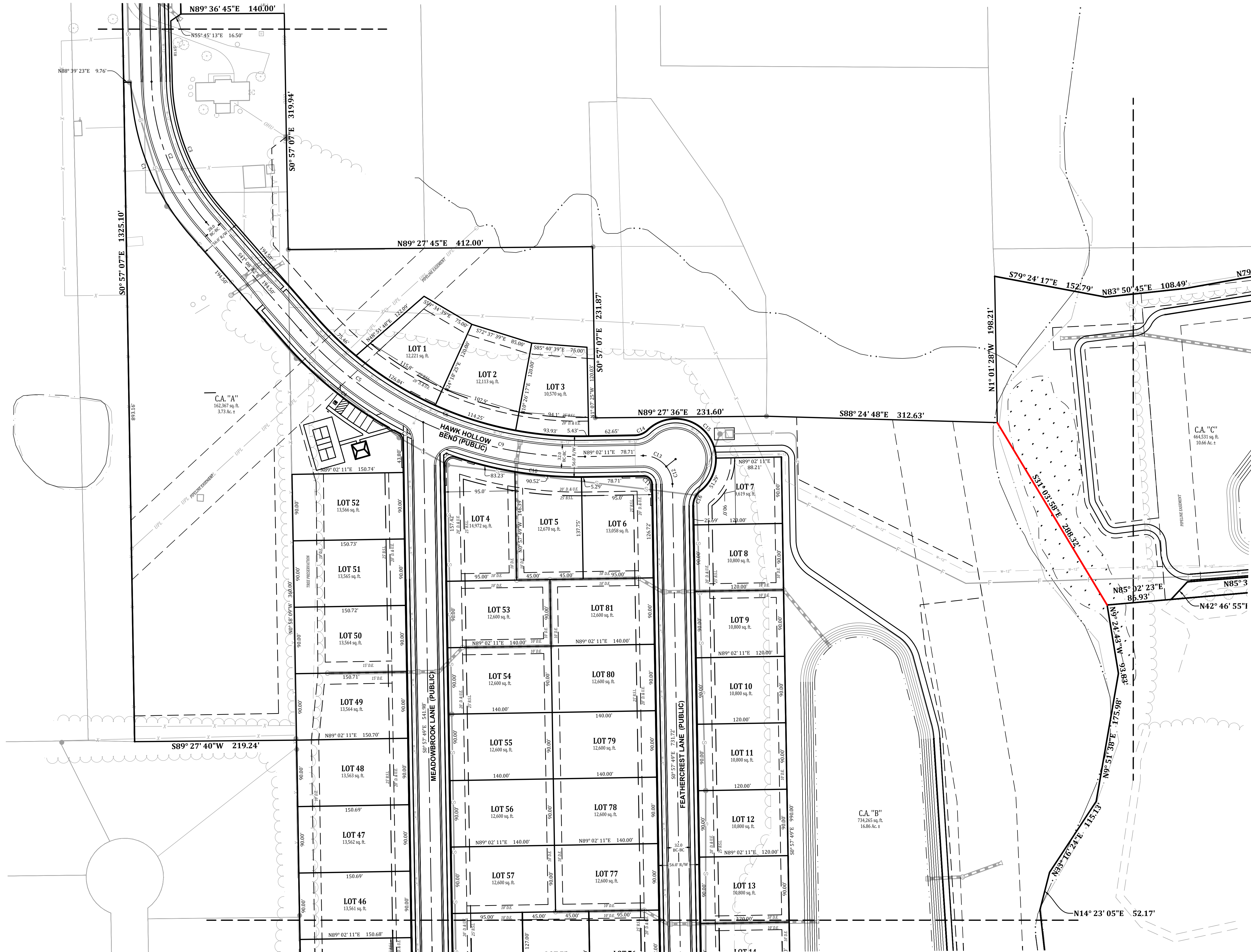
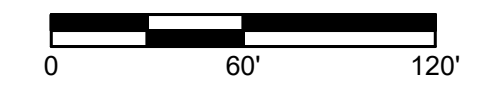


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WEB: www.BanningEngineering.com

Project No: 23369
Sheet No:



SEE SHEET C204 FOR CONTINUATION

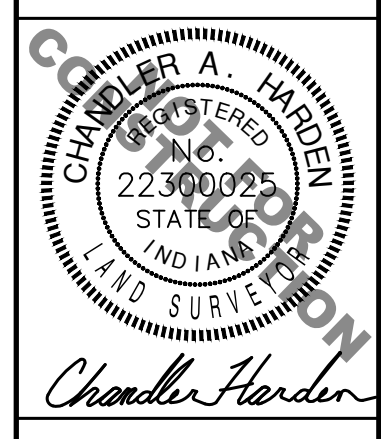


SEE SHEET C201 FOR CONTINUATION

SEE SHEET C203 FOR CONTINUATION

Date	
Revisions	
Sym.	
Designed: GAF	
Drawn: GAF	
Checked: AGL/SB	
Scale: 1" = 60'	
Date: 08-06-2025	

PRIMARY PLAT
 HAWKS LANDING
 HENDRICKS COUNTY
 BROWNSBURG, INDIANA



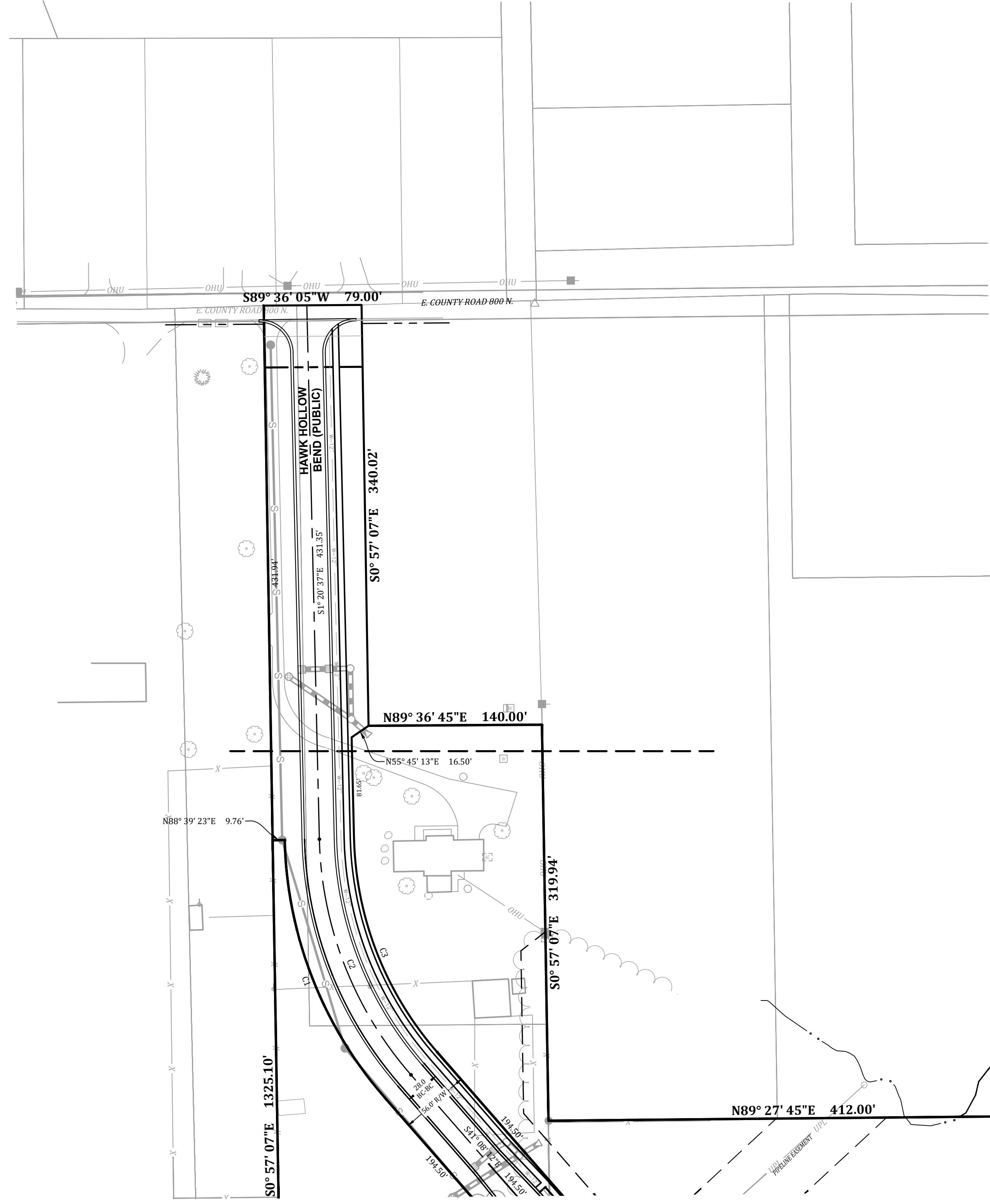
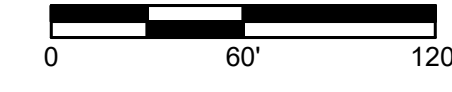
BANNING
 ENGINEERING
 653 COLUMBIA ROAD, SUITE #101
 PLAINFIELD, IN 46166
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 WEB: www.BanningEngineering.com

Project No: 23369
 Sheet No:

C201



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SEE SHEET C202 FOR CONTINUATION



<p>PRIMARY PLAT HAWKS LANDING HENDRICKS COUNTY BROWNSBURG, INDIANA</p>		<p>DESIGNED: GAF DRAWN: GAF CHECKED: AGL/JSB SCALE: 1" = 60' DATE: 08-06-2025</p>
<p>CHANDLER A. HAZDEN REGISTERED LAND SURVEYOR STATE OF INDIANA 22369002</p> <p><i>Chandler Hazden</i></p>		<p>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</p>
<p>Project No: 23369</p>	<p>Sheet No:</p>	<p>C203</p>

LANDSCAPE SPECIFICATIONS

- GENERAL NOTES:
- STREET TREES MAY BE PLANTED WHERE SUFFICIENT LANDSCAPE AREA IS PROVIDED BETWEEN THE CURB AND SIDEWALK OR IN A STREET MEDIUM. STREET TREE PLACEMENT SHOULD NOT INTERFERE WITH UTILITY LOCATIONS. WHERE STREET TREES ARE PROPOSED NEAR OR UTILITY LINES, APPROVAL MUST BE OBTAINED IN WRITING FROM IMPACTED UTILITIES PRIOR TO APPROVAL OF THE LANDSCAPE PLAN.
 - STREET TREES TO BE SPACED APPROXIMATELY 35 FEET ON CENTER. THE TYPE OF TREE SELECTED MUST HAVE AN APPROPRIATE MATURE HEIGHT AND ROOT SYSTEM TO MINIMIZE FUTURE DAMAGE AND OBSTRUCTION TO THE SIDEWALK.
 - STREET TREES MAY BE COUNTED TOWARD ANY STREET FRONTAGE OR LOT LANDSCAPING REQUIREMENT.

Table 5-3: Required Buffer Level Matrix

Existing Use	INCOMING USE							
	Single Detached Home	Duplex	Triplex or Quadplex	Townhomes	Apartments	Commercial	Industrial/ Motorsports	Institutional
Agriculture	Low	Low	Low	Low	Low	Moderate	Moderate	Moderate
SF Detached Home	Low	Low	Low	Moderate	High	High	High	Moderate
Duplex	Low	Low	Low	Moderate	High	High	High	Moderate
Triplex or Quadplex	Low	Low	Low	Low	Moderate	High	High	Moderate
Townhomes	Low	Low	Low	Low	Moderate	High	High	Moderate
Apartments	Moderate	Moderate	Moderate	Low	Low	Moderate	High	Low
Commercial	High	Moderate	Moderate	Moderate	Moderate	None	None	Low
Industrial	High	High	High	High	High	None	None	Low
Institutional	Low	Low	Low	Low	Low	Moderate	Moderate	None

Table 5-4: Low Intensity Buffer

Buffer Width (min.)	OPTION 1	OPTION 2	OPTION 3
	BASE STANDARD	FENCE/WALL	VEGETATIVE SCREEN
10'	10'	5'	8'
Tree Planting (min.)	1 shade, or evergreen tree per 50 linear feet	n/a	n/a
Shrub Planting (min.)	3 large shrubs per 50 linear feet	n/a	Continuous planting at least 6' high and 50% opacity
Fence/Wall (min.)	n/a	6' high 50% opacity	n/a

NORTH PERIMETER PROPERTY LINE LANDSCAPE PLANTINGS

LEVEL LOW LANDSCAPE PLANTING
1 CANOPY, 1 EVERGREEN TREE OR 3 SHRUBS / 50'

Location	Plant No. per 50'	Type of Plant	LANDSCAPE CLASSIFICATION
N1	0	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
N2	0	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
N3	3	EVERGREEN TREES	LOW CLASSIFICATION SHOWN ON PLAN
N4	3	EVERGREEN TREES	LOW CLASSIFICATION SHOWN ON PLAN
N5	3	EVERGREEN TREES	LOW CLASSIFICATION SHOWN ON PLAN
N6	3	EVERGREEN TREES	LOW CLASSIFICATION SHOWN ON PLAN
N7	3	EVERGREEN TREES	LOW CLASSIFICATION SHOWN ON PLAN
N8	0	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
N9	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
N10	3	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
N11	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
N12	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
N13	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
N14-N28	3	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
N29-N52	3	SHRUBS	EXISTING TREES

EAST PERIMETER PROPERTY LINE LANDSCAPE PLANTINGS

LEVEL LOW LANDSCAPE PLANTING
1 CANOPY, 1 EVERGREEN TREE OR 3 SHRUBS / 50'

Location	Plant No. per 50'	Type of Plant	LANDSCAPE CLASSIFICATION
E1	0	TREES	SHOWN ON PLAN
E2	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
E3	0	EVERGREEN TREE	LOW CLASSIFICATION SHOWN ON PLAN
E4	4	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
E5	2	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
E6	0	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
E7	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
E8	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
E9	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
E10	1	CANOPY TREE	EXISTING TREE
E11	3	EXISTING TREE	LOW CLASSIFICATION SHOWN ON PLAN
E12	3	EXISTING TREE	LOW CLASSIFICATION SHOWN ON PLAN
E13	4	EXISTING TREE	LOW CLASSIFICATION SHOWN ON PLAN
E14	2	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
E15	2	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
E16	2	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN

SOUTH PERIMETER PROPERTY LINE LANDSCAPE PLANTINGS

LEVEL LOW LANDSCAPE PLANTING
1 CANOPY, 1 EVERGREEN TREE OR 3 SHRUBS / 50'

Location	Plant No. per 50'	Type of Plant	LANDSCAPE CLASSIFICATION
S1-54	0	EXISTING TREES	LOW CLASSIFICATION SHOWN ON PLAN
S5	2	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
S6	2	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
S7	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
S8	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
S9	2	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
S10	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
S11	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
S12	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
S13	2	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
S14	0	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
S15	5	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
S16	2	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
S17	0	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
S18	2	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
S19	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
S20	2	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
S21	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
S22	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
S23-29	0	NO TREES/SHRUBS	LOW CLASSIFICATION SHOWN ON PLAN
S30-S52	0	EXISTING TREES	LOW CLASSIFICATION SHOWN ON PLAN

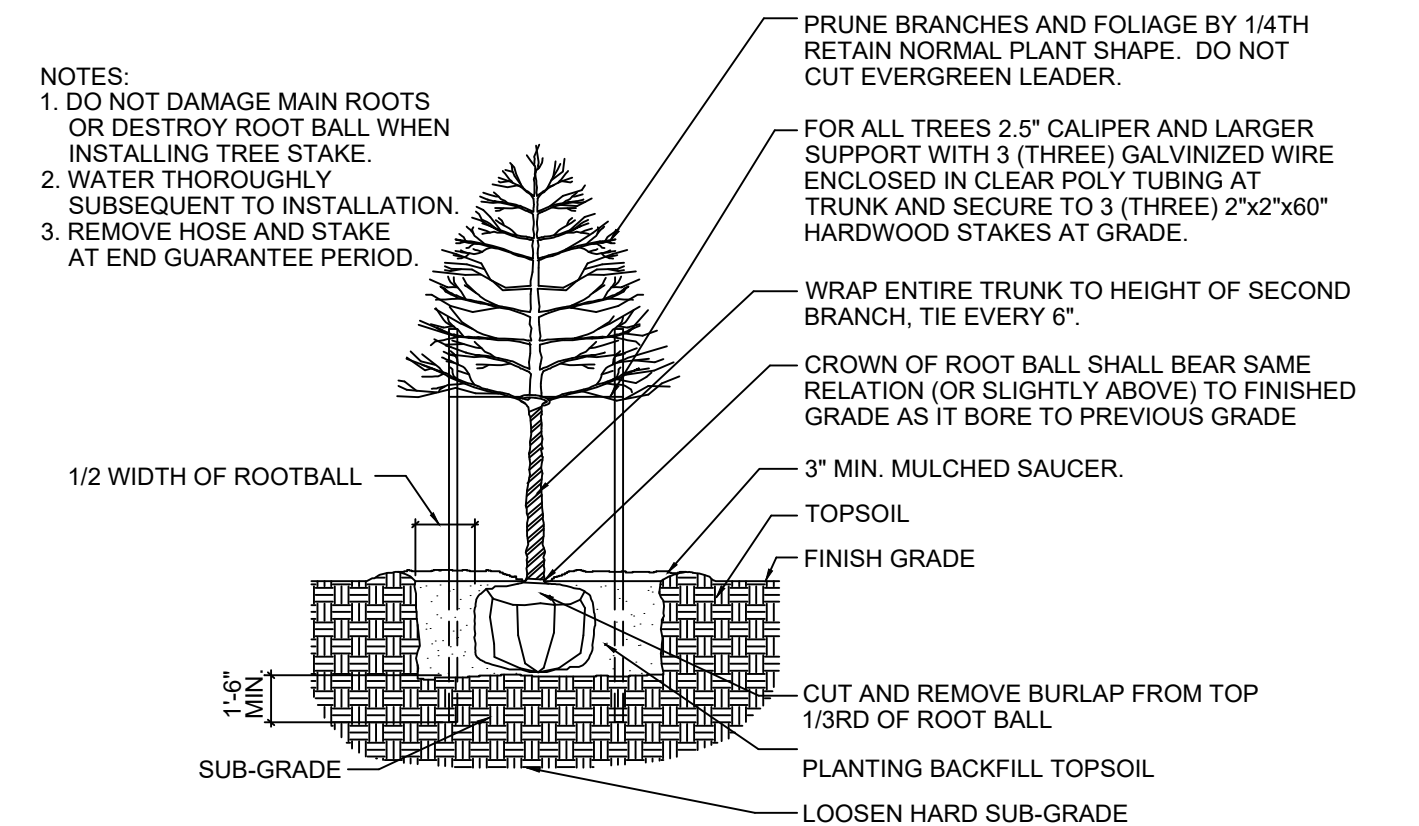
WEST PERIMETER PROPERTY LINE LANDSCAPE PLANTINGS

LEVEL LOW LANDSCAPE PLANTING
1 CANOPY, 1 EVERGREEN TREE OR 3 SHRUBS / 50'

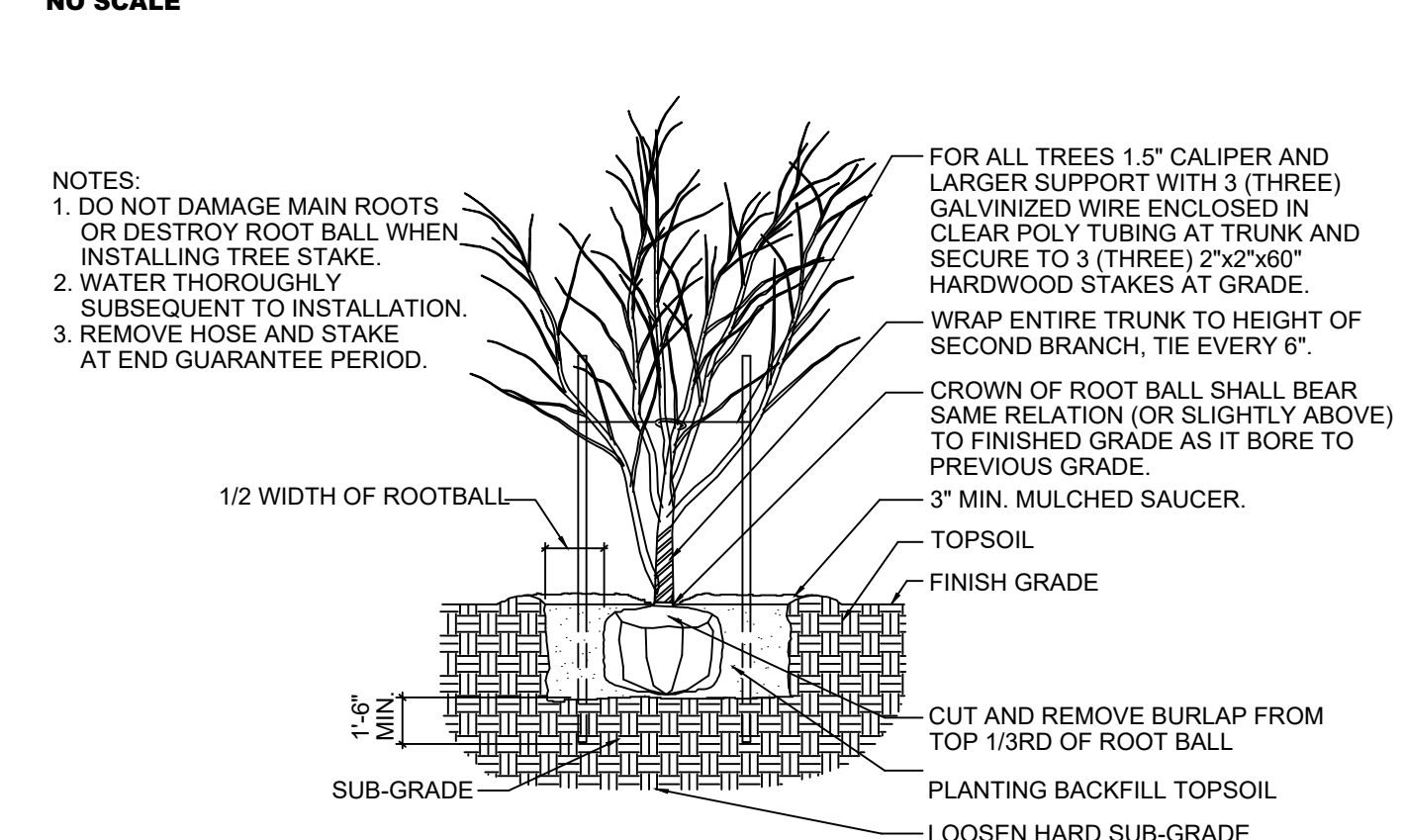
Location	Plant No. per 50'	Type of Plant	LANDSCAPE CLASSIFICATION
W1	0	TREES	LOW CLASSIFICATION SHOWN ON PLAN
W2	2	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
W3	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
W4	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
W5	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
W6	2	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
W7	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
W8	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
W9	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
W10	2	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
W11	1	CANOPY TREE	LOW CLASSIFICATION SHOWN ON PLAN
W12	1	CANOPY TREE	EXISTING TREE
W13	2	CANOPY TREE	EXISTING TREE
W14	2	CANOPY TREE	EXISTING TREE
W15	2	CANOPY TREE	EXISTING TREE
W16	0	TREE - DRAINAGE AREA	LOW CLASSIFICATION SHOWN ON PLAN
W17	3	EVERGREEN TREE	EXISTING TREES
W18	4	EVERGREEN TREE	EXISTING TREES
W19	3	EVERGREEN TREE	EXISTING TREES
W20	1	EVERGREEN TREE	EXISTING TREES
W21	0	TREE - GAS EASEMENT	LOW CLASSIFICATION SHOWN ON PLAN
W22	2	EVERGREEN TREE	EXISTING TREES
W23	3	EVERGREEN TREE	EXISTING TREES
W24	3	EVERGREEN TREE	EXISTING TREES
W25	3	EVERGREEN TREE	EXISTING TREES
W26	1	EVERGREEN TREE	EXISTING TREES
W27-W52	0	EXISTING TREES	LOW CLASSIFICATION SHOWN ON PLAN

LANDSCAPE SPECIFICATIONS

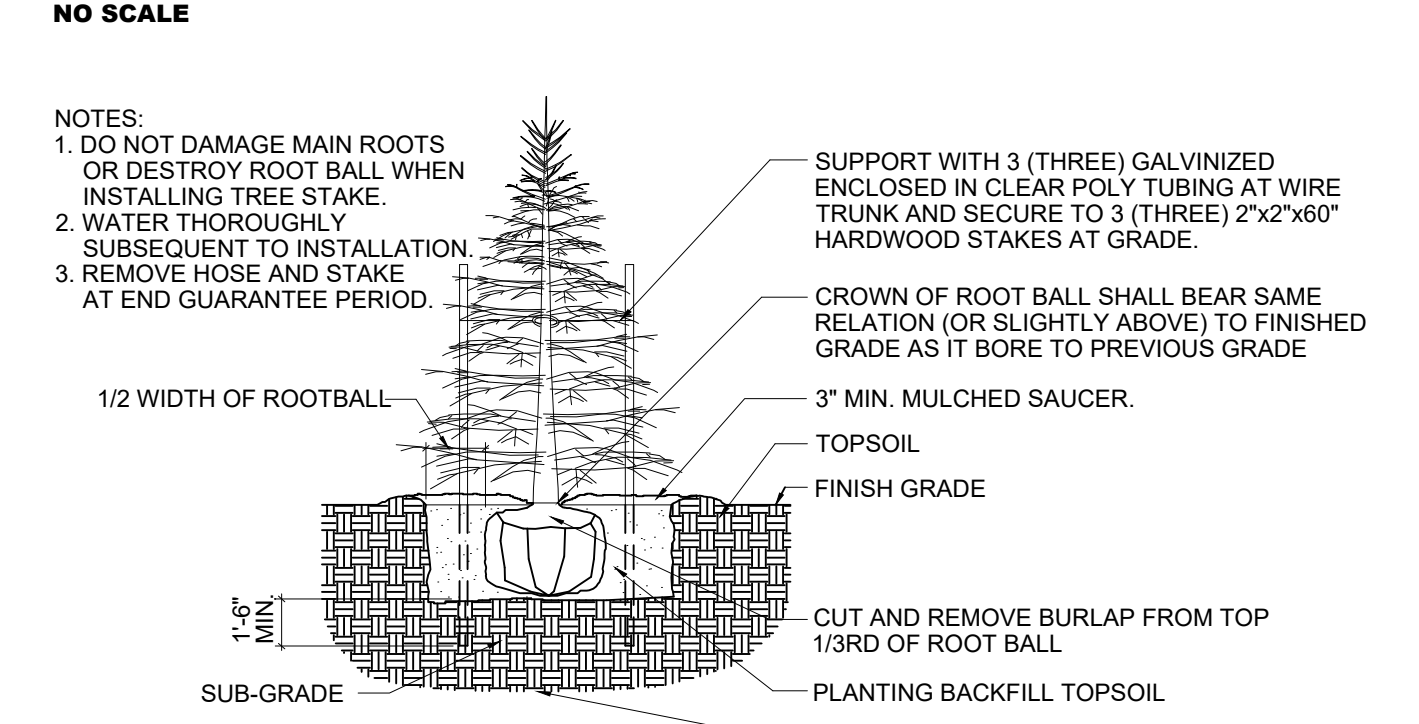
- GENERAL NOTES:
- ALL UTILITIES SHALL BE LOCATED AND MARKED/FLAGGED BEFORE BEGINNING LANDSCAPE WORK. RELOCATED PLANTS THAT ARE UNDER OR OVER UTILITIES. THE RELOCATED PLANTS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT/DESIGNER PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY UTILITY LOCATE SERVICE (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 LABOR 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 POUD 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 BE SCARIFIED/CULTIVATE TO A DEPTH OF 4" AND LIGHTLY ROLLED (NOT COMPACTED) PRIOR TO BEING SODDED OR SEEDING.
 - 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 NEGLIGENCE 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.



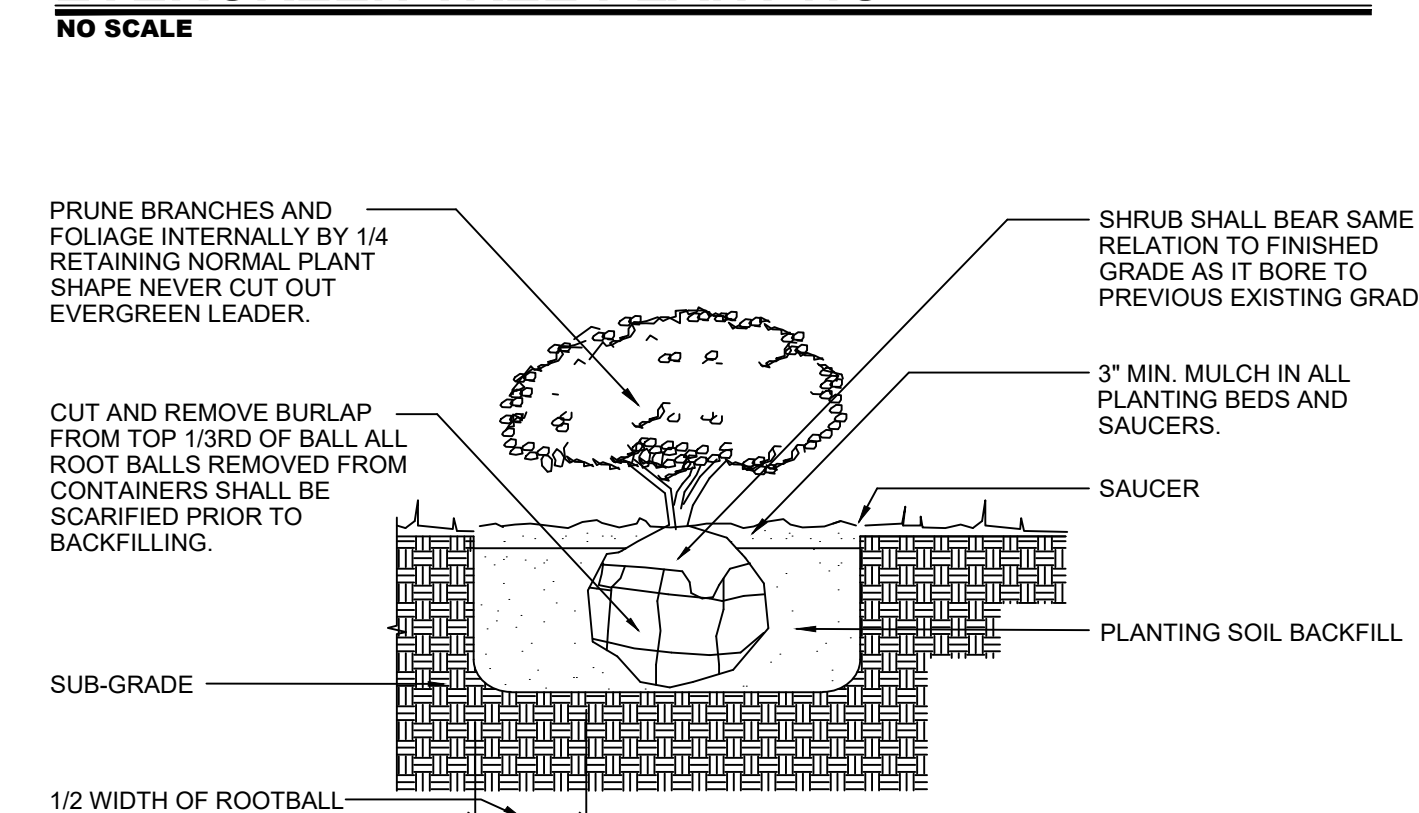
CANOPY TREE PLANTING



ORNAMENTAL TREE PLANTING



EVERGREEN TREE PLANTING



SHRUB PLANTING



Project No: 23389
Sheet No: C400

DESIGNED: GAF
DRAWN: GAF
CHECKED: AGL/BS
SCALE: 1" = 100'
DATE: 08-06-2023

LANDSCAPE DETAILS & SPECIFICATIONS
HAWKS LANDING
HENDRICKS COUNTY
BROWNSBURG, INDIANA

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