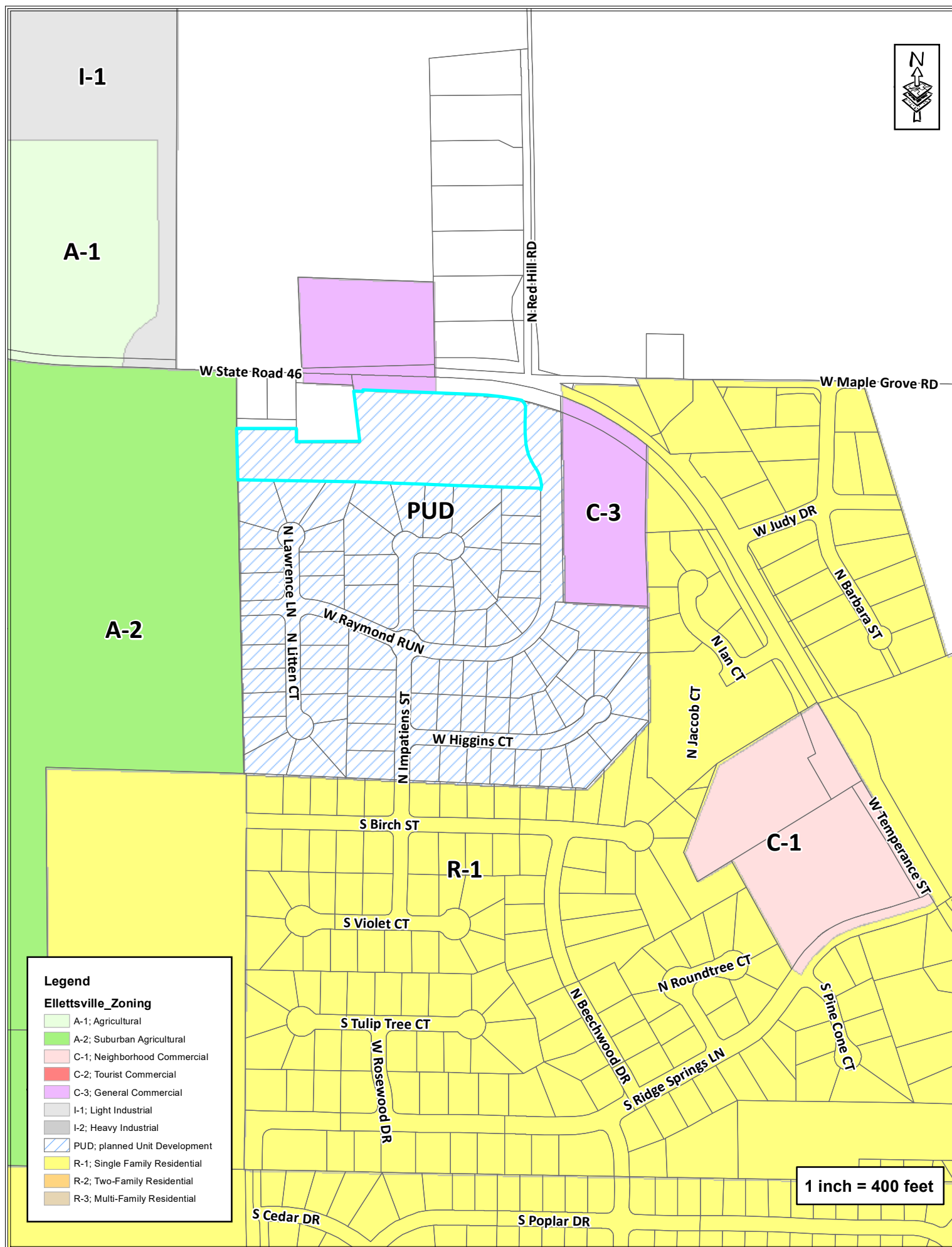
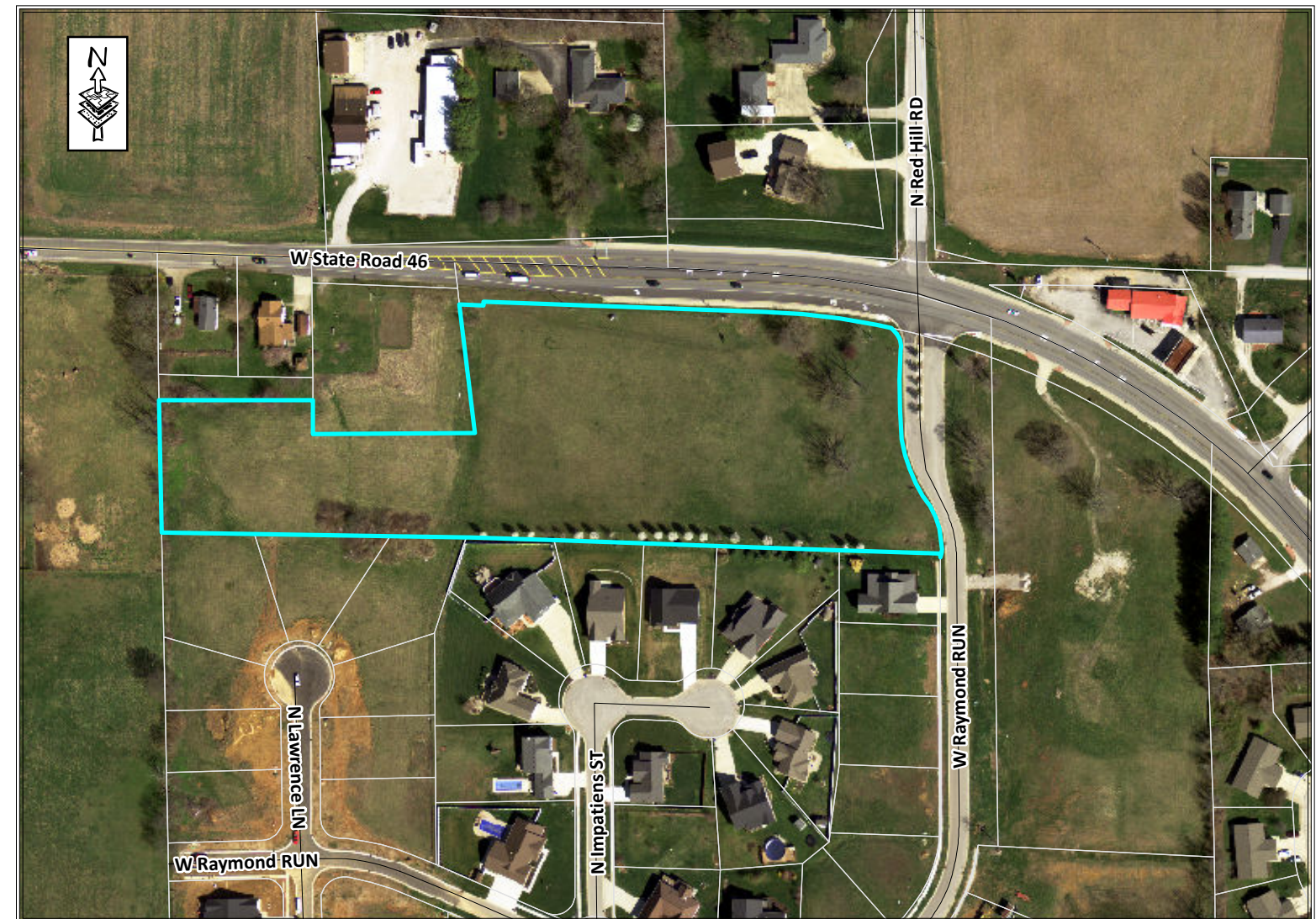




Case Number: PC 20-12
 Meeting Date: November 5, 2020
 Project Address: 7405 W State Road 46
 Project Type: Development Plan/
 Preliminary Plat
 Description: Autumn Trace Assisted
 Living/Storage Units



AUTUMN TRACE @LITTEN ESTATES

PLAN COMMISSION APPLICATION
OCTOBER 5, 2020

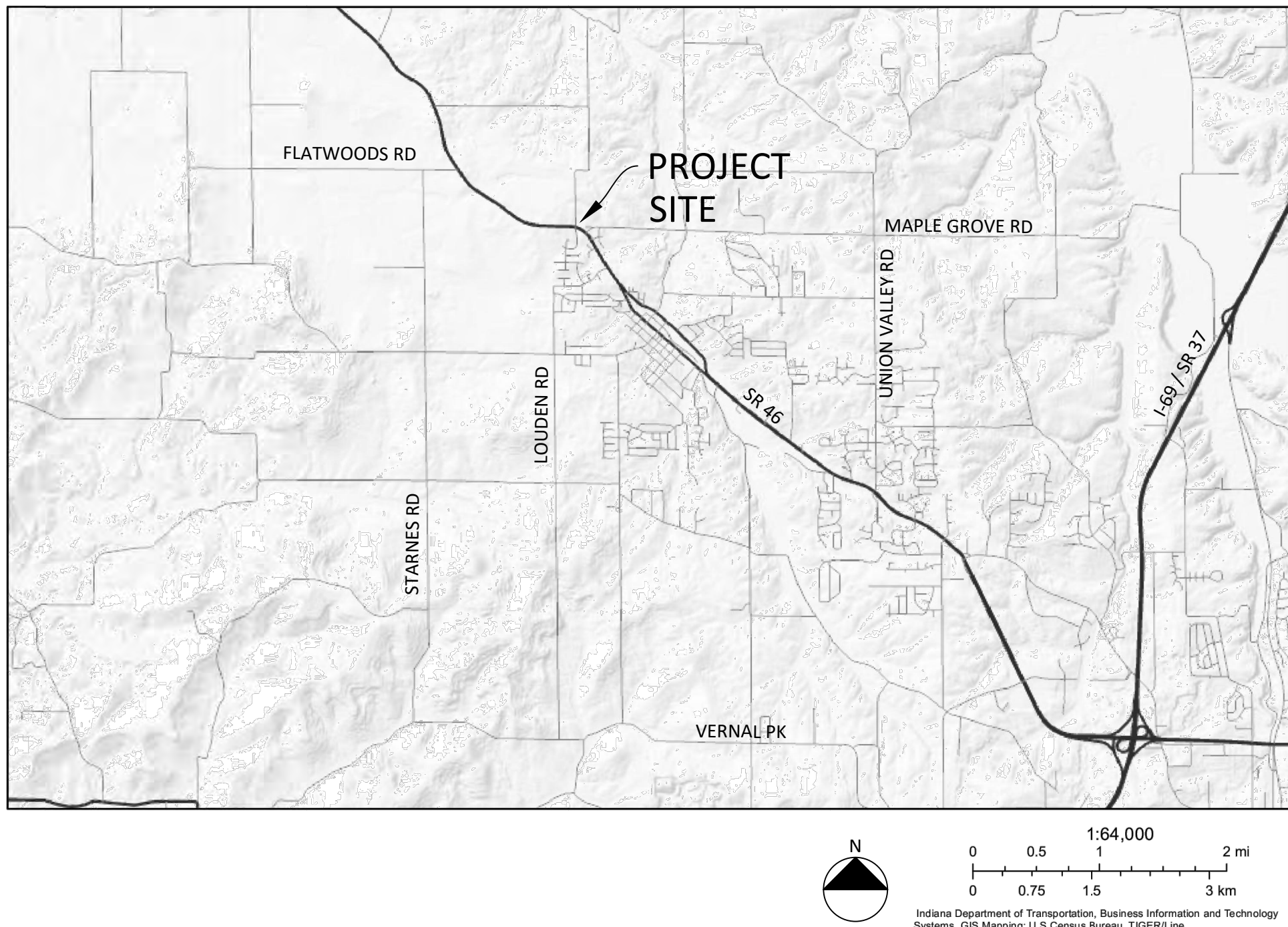
REVISIONS:

SPECIFICATIONS:

PROJECT SITE IMPROVEMENT SPECIFICATION
TOWN OF ELLETTSVILLE CODE AND ORDINANCES
INDOT STANDARD SPECIFICATIONS



VICINITY MAP:



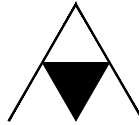
PROJECT INFORMATION:

PROJECT OWNER: AUTUMN TRACE SENIOR COMMUNITIES
1290 NORTH JACKSON STREET
GREENCASTLE, INDIANA 46135

SITE ADDRESS: 7405 WEST STATE ROAD 46
ELLETTSVILLE, INDIANA 47429

LEGAL DESCRIPTION: T9N R2W SECTION 04
RICHLAND TOWNSHIP, MONROE COUNTY

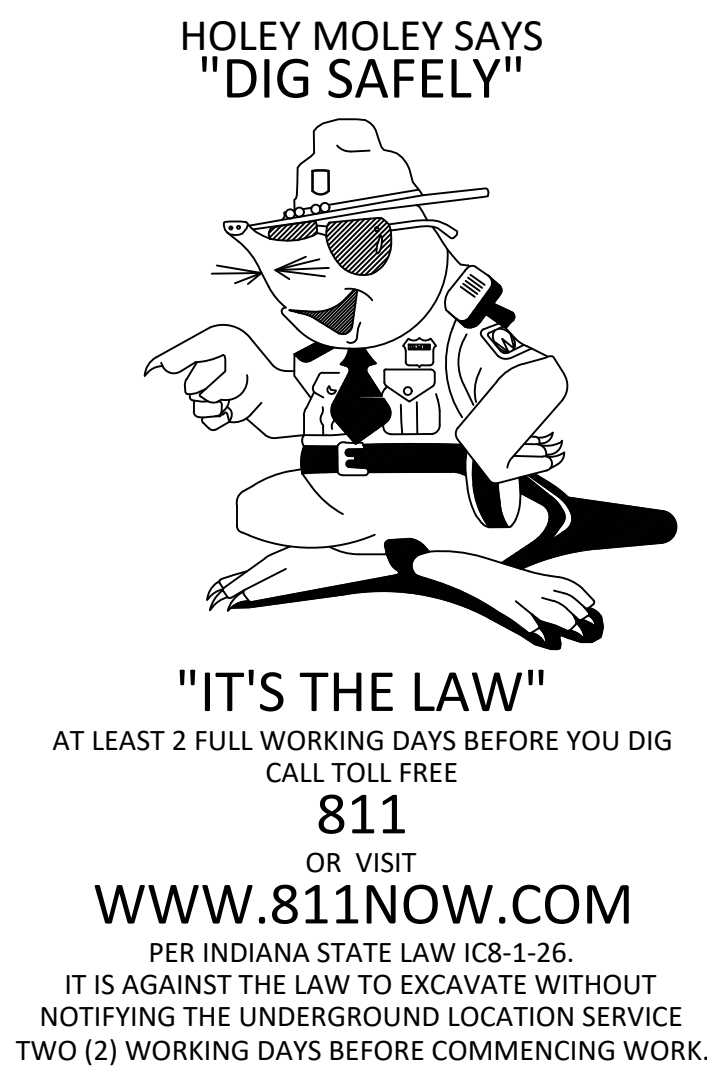
PROJECT CONSULTANTS:

SITE ENGINEER:  **ABRAM-MOSS**
DESIGN GROUP, LLC
9215 WEST MALLORY ROAD
BLOOMINGTON, INDIANA 47404
P: 812-955-0539
E: INFO@ABRAM-MOSS.COM

SURVEYOR: DECKARD LAND SURVEYING, LLC
1604 SOUTH HENDERSON STREET
BLOOMINGTON, INDIANA 47401
P: 812-961-0235

SHEET INDEX:

CIVIL/SITE	X.X	PLAT SHEET 1 OF 2
	X.X	PLAT SHEET 2 OF 2
C2.01	C2.01	SITE PREPARATION PLAN
	C2.02	SITE PREPARATION DETAILS
	C2.03	STORMWATER POLLUTION PREVENTION
C3.01	C3.01	SITE IMPROVEMENT PLAN
	C3.02	SITE IMPROVEMENT DETAILS
	C3.03	SITE IMPROVEMENT DETAILS
C4.01	C4.01	GRADING & DRAINAGE PLAN
	C4.02	DRAINAGE DETAILS
C5.01	C5.01	UTILITY PLAN
	C5.02	UTILITY DETAILS
C6.01	C6.01	LANDSCAPING PLAN
ELECTRICAL	E1.01	LIGHTING PLAN



AREA FOR COUNTY
RECORDER

DEVELOPER, APPLICANT &/OR OWNER
HEARNE DEVELOPMENT LLC
INSTRUMENT NUMBER 2012021103
1585 E. RAYLETOWN ROAD
BLOOMINGTON, INDIANA 47401
812-320-2885



LOCATION MAP

LINE	BEARING	DISTANCE
L1	S 01°17'38" E	31.36'
L2	S 72°32'47" E	10.01'
L3	S 32°35'27" E	7.43'
L4	S 00°41'31" E	5.87'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	145.25'	894.93'	9°17'57"	N 85°16'21" E	145.09'
C2	31.43'	25.00'	72°02'11"	S 36°31'42" E	29.40'
C3	91.85'	175.00'	30°04'23"	N 15°32'48" W	90.80'
C4	69.59'	125.00'	31°53'56"	S 16°38'29" E	68.70'
C5	22.65'	175.00'	7°25'02"	S 04°13'07" E	22.64'
C6	22.32'	175.00'	7°18'26"	S 28°56'14" E	22.30'

PROJECT LOCATION



LITTEN ESTATES PHASE III, LOT 2
FINAL PLAT
A PART OF SECTION 4 T9N R2W

[illegible]

SURVEYED	ED & ZW
DRAFTED	ELD
CHECKED	ELD
DATE	10/01/20

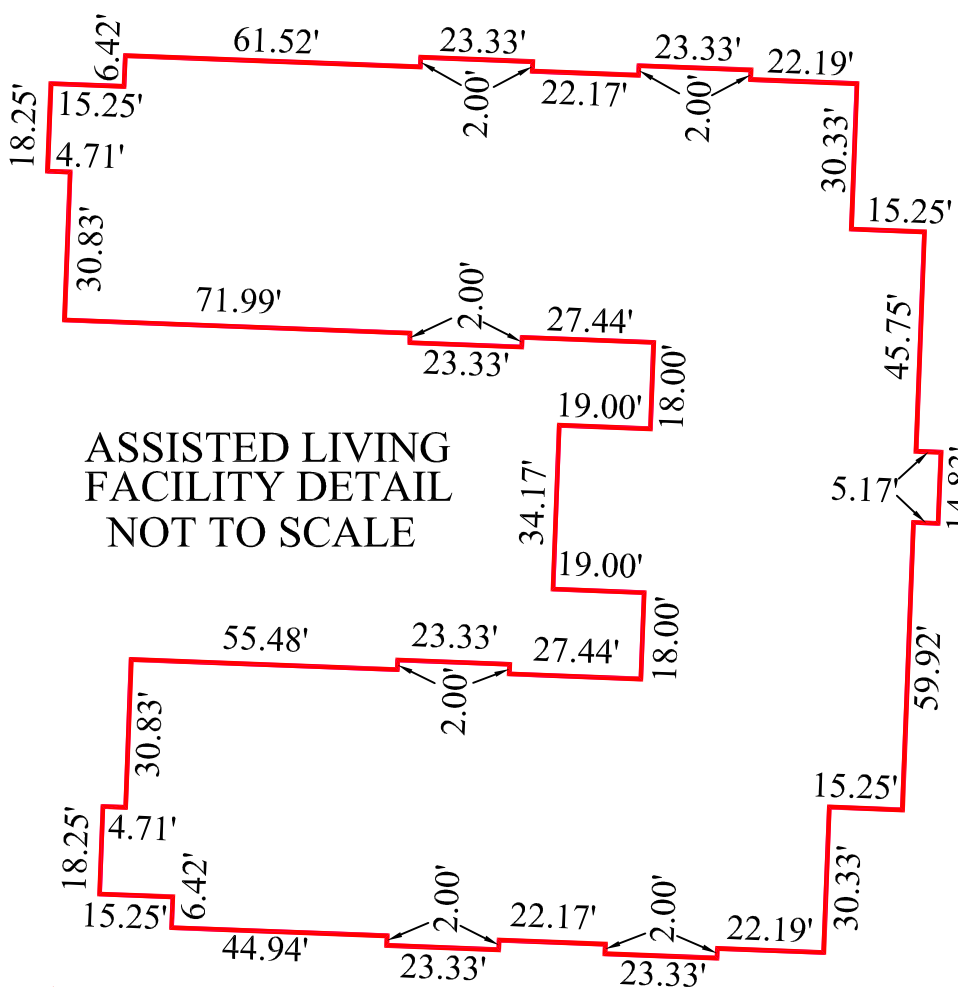
JOB NUMBER
19-53

SHEET
1
OF
2

DATE 10/01/20

BNDY.SHT

ASSISTED LIVING
FACILITY DETAIL
NOT TO SCALE



State of Indiana
Dr. 475 Pg. 630

State of Indiana
Dr. 476 Pg. 623

Litten Estates
Phase III
Plat Cab. "D" Env. 121

LOT 74
3.91 Acres

Assisted Living Facility

Assisted Living Facility

Private Drive

**Litten Estates
Phase II**
Plat Cab. "D" Env. 70
Lot 52

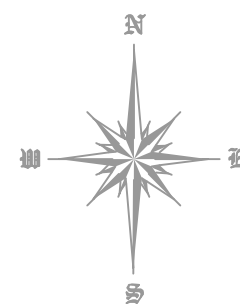
**Litten Estates
Phase II**
Plat Cab. "D" Env. 70
Lot 65

- 1.) 8" Rebar will be set at all property corners.
- 2.) Fieldwork completed June 2019.
- 3.) Basis of bearing (State Plane - Indiana West).
- 4.) Source of title Now or Formerly owned by Hearne Development LLC as found in Instrument Number 20120211103 in the Office of the Monroe County Recorder.
- 5.) Reference is made to Litten Estates Phase III Subdivision Final performed by Philip O. Tapp & Co. dated December 7th, 2012 (Plat Cabinet "D", Envelope 121).
- 6.) Coordinates shown hereon were obtained from GPS observations utilizing the Indiana Real-Time Network (INCORS). Indiana West Zone, NAD83(2011) Epoch 2010.0000, State Plane Grid Coordinates, US Survey Feet. Geoid model G2012BU7. Datum NAD83_NO_TRANS.
- 7.) Coordinate data was collected using a Topcon Network Rover (Hyper lite GPS, Topcon 302 total station, and a Tesla data collector). Coordinate positions are grid north (Indiana State Plane West Zone).
- 8.) I affirm, under penalty for perjury, that I have taken responsible care to redact each Social Security Number in this document, unless required by law.

 STONE FOUND
 UTILITY POLE
 REBAR FOUND
 REBAR SET
 MAG NAIL SET
 RR SPIKE FOUND
 PIPE FOUND
 CALCULATED
 FENCE CORNER POST
 OVERHEAD POWER LINE
 FENCE
 TREE LINE
(R) RECORD
(M) MEASURED
1234 ADDRESS

Front Setback - 25'
Side Setback- 10'
Rear Setback - 25'

ZONE: PUD



SCALE 1" = 50'

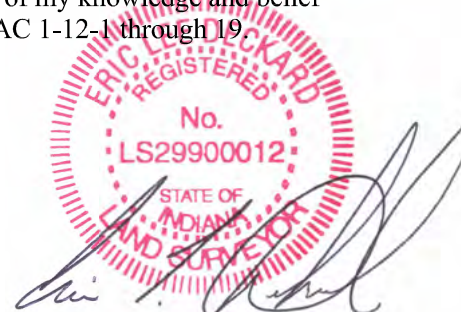
The within survey was performed without the benefit of source of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this 1st day of October, 2020.

Eric L. Deckard
Registered Surveyor LS 29900012
State of Indiana



AREA FOR COUNTY
RECORDER

LITTEN ESTATES PHASE III, LOT 2 SUBDIVISION - FINAL PLAT
A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 9 NORTH, RANGE 2 WEST
MONROE COUNTY, INDIANA

RICHLAND TWP.
TOWNSHIP 9 N
RANGE 2 W
SECTION 4

DEVELOPER, APPLICANT &/OR OWNER
HERARNE DEVELOPMENT LLC
INSTRUMENT NUMBER 2012021103
1585 E. RAYLETOWN ROAD
BLOOMINGTON, INDIANA 47401
812-320-2885

DECKARD
LAND SURVEYING
1664 S. HENDERSON STREET
BLOOMINGTON, IN 47403
ERIC@DECKARDI.COM
812-320-2885



LITTEN ESTATES PHASE III, LOT 2
FINAL PLAT
A PART OF SECTION 4 T9N, R2W

DEDICATION

Brian Hearne, representatives for Hearne Development, LLC, owners of the described real estate, does hereby lay off, plat and subdivide the same into lots and streets in accordance with this plat. This within plat shall be known and designated as LITTEN ESTATES PHASE III, LOT 2 FINAL PLAT.

Witness our hands and seals this ____ day of _____, 20__.

Hearne Development, LLC
Brian Hearne (representative)
Rayletown Road
Bloomington, Indiana 47401
(812) 320-2885

STATE OF INDIANA)
) SS:
COUNTY OF MONROE)

Before me, the undersigned Notary Public, in and for said County and State, personally appeared Brian Hearne (representatives for Hearne Development, LLC) acknowledged the execution of the forgoing instrument as his or her voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this ____ day of _____, 20__.

Notary Public: _____

County of Residence: _____ (Seal)

My Commission Expires: _____

STORM & SURFACE DRAINAGE:

This is to certify that the subject properties do not appear to be located in a special flood hazard area, according to FHBM, Panel Numbers 18105C0110D dated December 17th, 2010.

TOWN PLAN COMMISSION APPROVAL:

Under the authority provided by Chapter 174 - Act of 1974 - enacted by by the General Assembly of the State of Indiana and Ordinances adopted by the Town of Ellettsville, Indiana, this plat was given approval by the Town of Ellettsville Plan Commission at a meeting held on the ____ day of _____, 2019

Chairman: _____

Secretary: _____

ACCEPTANCE OF DEDICATION BY TOWN COUNCIL:

Be it resolved by the Town Council of the Town of Ellettsville, that the dedications shown on the attached plat of Litten Estates Phase III, Lot 2 Final Plat are hereby accepted. Adopted by the Town Council of the Town of Ellettsville, Indiana this ____ day of _____, 2019.

President, Town Council: _____

Clerk -- Treasurer: _____

DESCRIPTION

Lot Number 2 in Litten Estates Phase III Subdivision Final Plat as recorded in Instrument Number 2012021103 in the office of the Recorder of Monroe County, Indiana.

CERTIFICATION

The within survey was performed without the benefit of source of title and is subject to any statement of facts revealed by the same.

Easements have been located in the field and prepared with this survey drawing. This qualification will be removed upon receipt and inspection of current title work.

Subject to the above reservation, the survey work shown hereon was performed either by me or under my direct supervision and control and to the best of my knowledge and belief was performed according to the survey requirements in 865 IAC 1-12-1 through 19.

Certified this __1st__ day of _____ October _____, 2020.

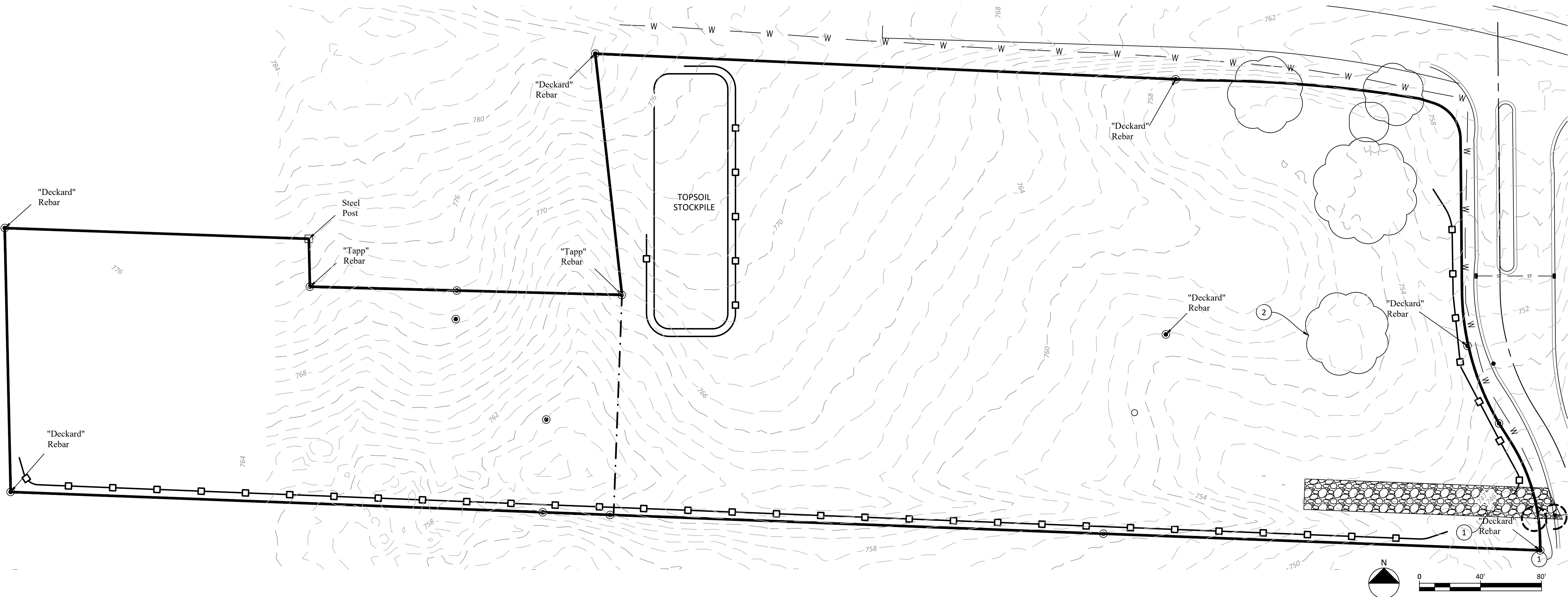
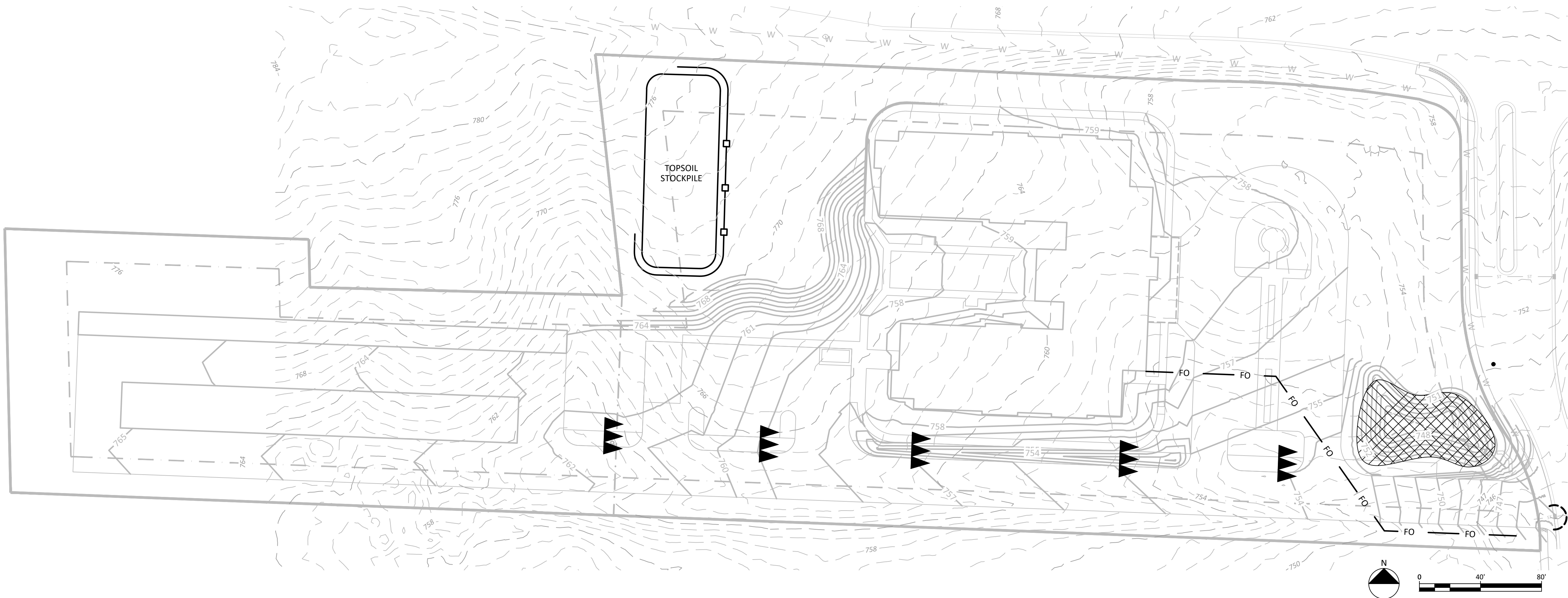
Eric L. Deckard
Registered Surveyor LS 29900012
State of Indiana

REVISIONS		BY	DATE

SURVEYED ED & ZW	DRAWN ELD	CHECKED ELD	DATE 10/01/20
---------------------	--------------	----------------	------------------

JOB NUMBER 19-53	
SHEET 2 OF 2	
DATE 10/01/20	
BNDY.SHT	

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GENERAL NOTES:

1. CONTRACTOR IS REQUIRED TO VERIFY FIELD CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
2. THE LOCATION OF UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL COORDINATE EXACT UTILITY LOCATIONS WITH THE UTILITY COMPANIES PRIOR TO COMMENCING ANY WORK. CONTACT THE INDIANA UNDERGROUND PLANT PROTECTION SERVICES, INC. AT 811.
3. CONTRACTOR SHALL IMPLEMENT THE STORM WATER POLLUTION PREVENTION NECESSARY PRIOR TO START OF WORK TO ENSURE SEDIMENT DOES NOT LEAVE THE SITE. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING AND IMPLEMENTING EROSION CONTROL MEASURES AS NECESSARY TO ENSURE SEDIMENT DOES NOT LEAVE THE SITE THROUGHOUT THE DURATION OF THE PROJECT.
4. THIS PLAN SHOWS THE OVERALL AREAS OF DEMOLITION TO ALLOW CONSTRUCTION OF IMPROVEMENT. THE EXACT AREAS OF DEMOLITION SHALL BE ESTABLISHED AND RESTORED BY THE CONTRACTOR. CONTRACTOR SHALL REMOVE ALL DEMOLISHED MATERIAL FROM THE SITE UNLESS OTHERWISE NOTED.
5. REMOVE EXISTING STRUCTURES, ASPHALT, CONCRETE, GRAVEL, SOIL, LANDSCAPING, AND OTHER MATERIALS AS REQUIRED TO CONSTRUCT DESIGNED IMPROVEMENTS UNLESS OTHERWISE NOTED.
6. AREAS DISTURBED DURING DEMOLITION, CONSTRUCTION, AND GRADING ACTIVITIES SHALL BE RESTORED TO PRE-EXISTING CONDITIONS OR BETTER.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL NECESSARY WORK IN ORDER TO COMPLETE THE PROJECT AS DESIGNED.

PLAN NOTES:

- 1 REMOVE EXISTING STORM PIPE OR CUVLERT
- 2 REMOVE EXISTING TREE

LEGEND:

- TEMPORARY CONSTRUCTION ENTRANCE, REFER TO DETAIL F/C2.02
- CW CONCRETE WASHOUT, REFER TO DETAIL D/C2.02
- SILT FENCE, REFER TO DETAIL A/C2.02
- STORM INLET PROTECTION, REFER TO DETAIL E/C2.01
- SEDIMENT TRAP, REFER TO DETAIL C/C2.02
- CD CHECK DAM, REFER TO DETAIL G/C2.02

UTILITY CONTACTS:

ELLETTSVILLE UTILITIES DEPARTMENT
812-876-2297

DUKE ENERGY
800-774-0246

VECTREN
800-990-1930

SMITHVILLE
812-876-2211



AUTUMN TRACE
@ LITTEN ESTATES
7405 WEST STATE ROAD 46
ELLETTSVILLE, INDIANA 47429
AMDG-2020011



REVISIONS:

PLAN SET: PC APPLICATION
PRINT DATE: 10/05/2020
DRAWN BY: C. MOSS
DESIGNED BY: C. MOSS
REVIEWED BY: C. MOSS

DRAWING TITLE:
SITE
PREPARATION
PLAN

DRAWING NO.
C2.01

HOLEY MOLEY SAYS
"DIG SAFELY"



"IT'S THE LAW"

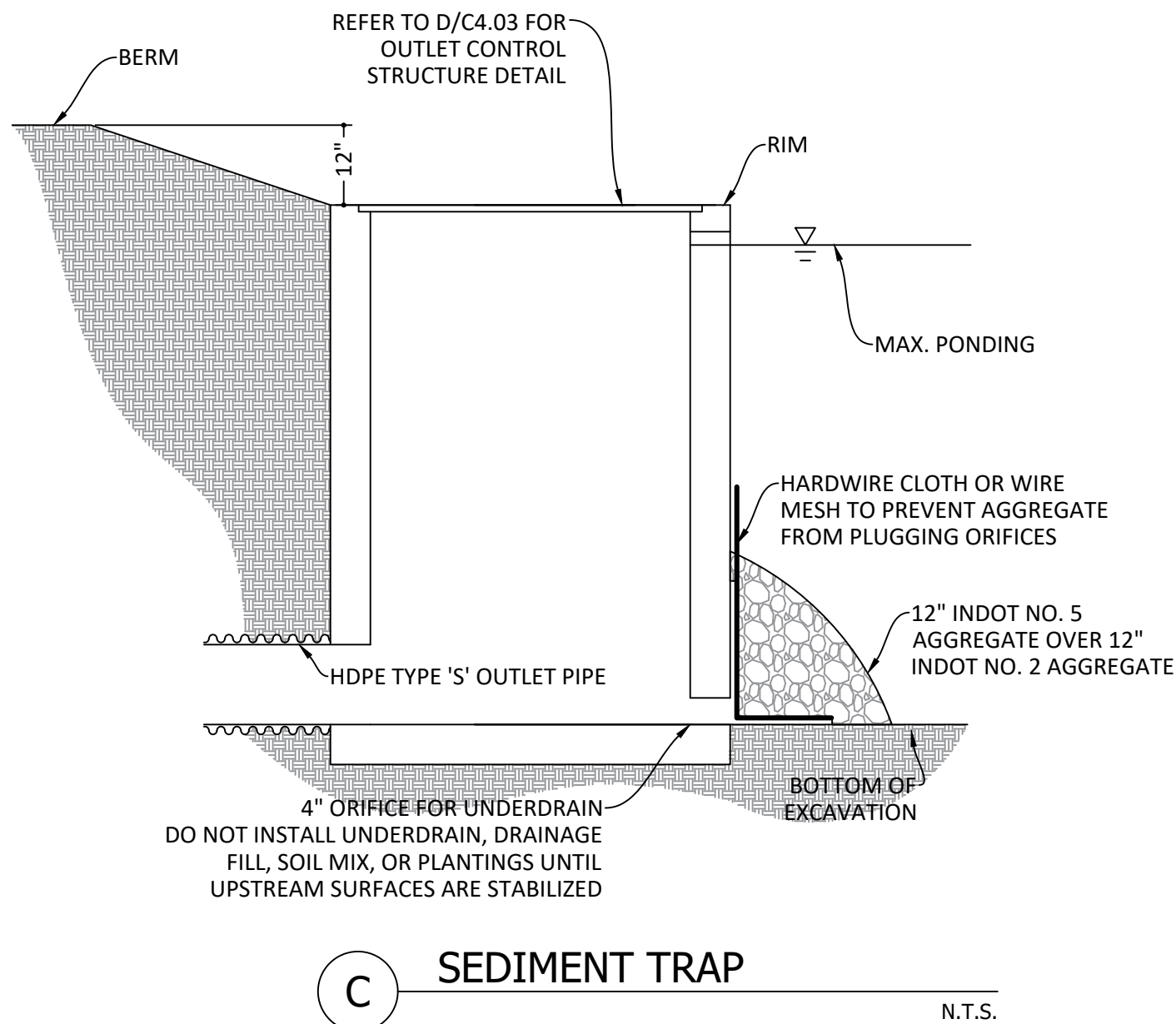
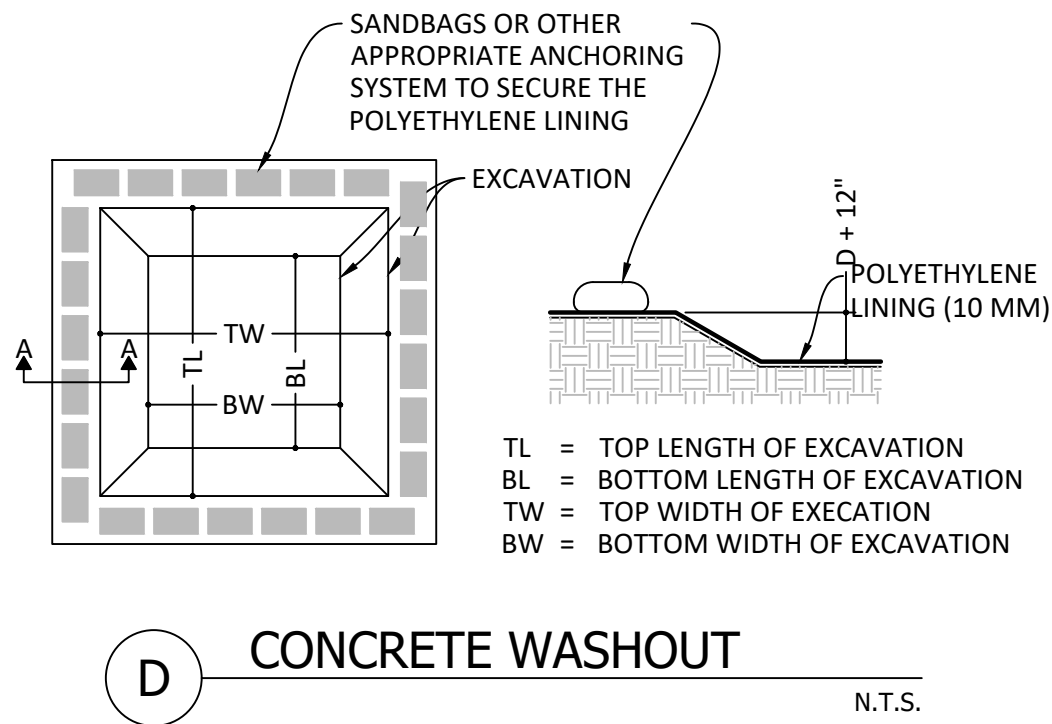
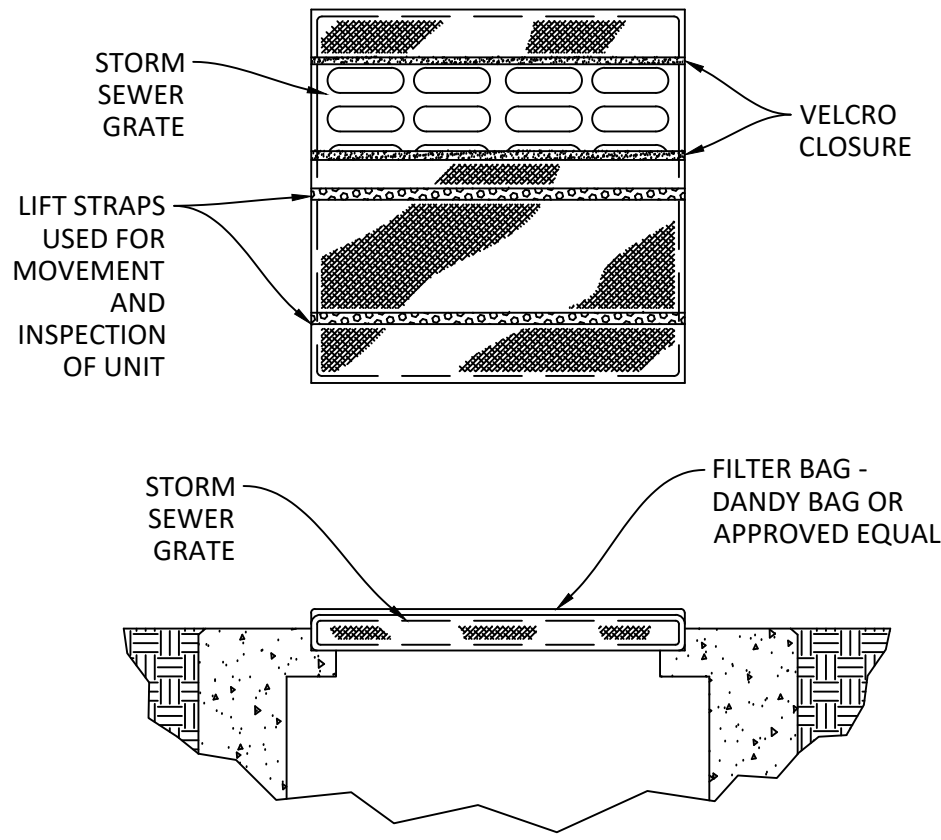
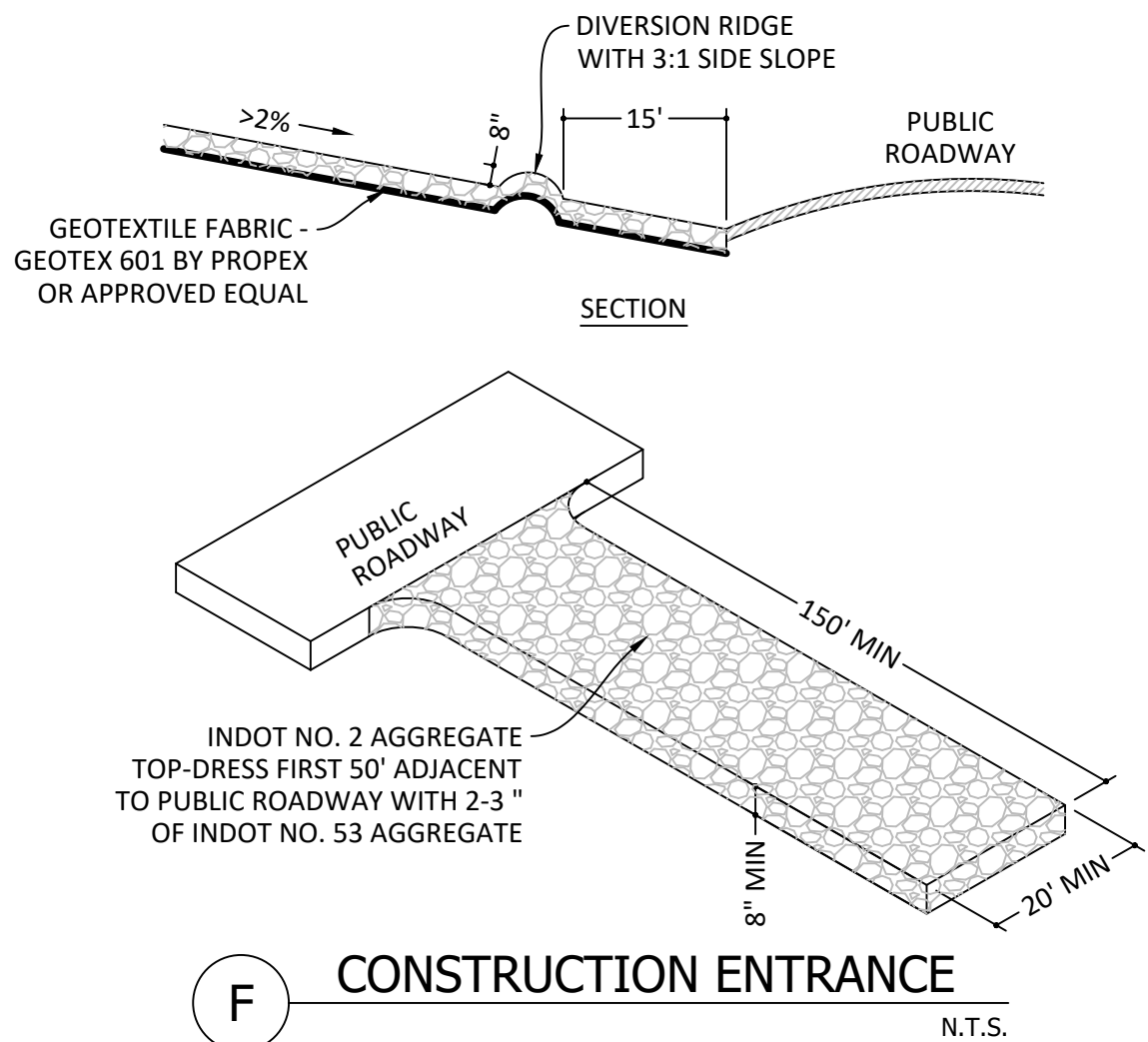
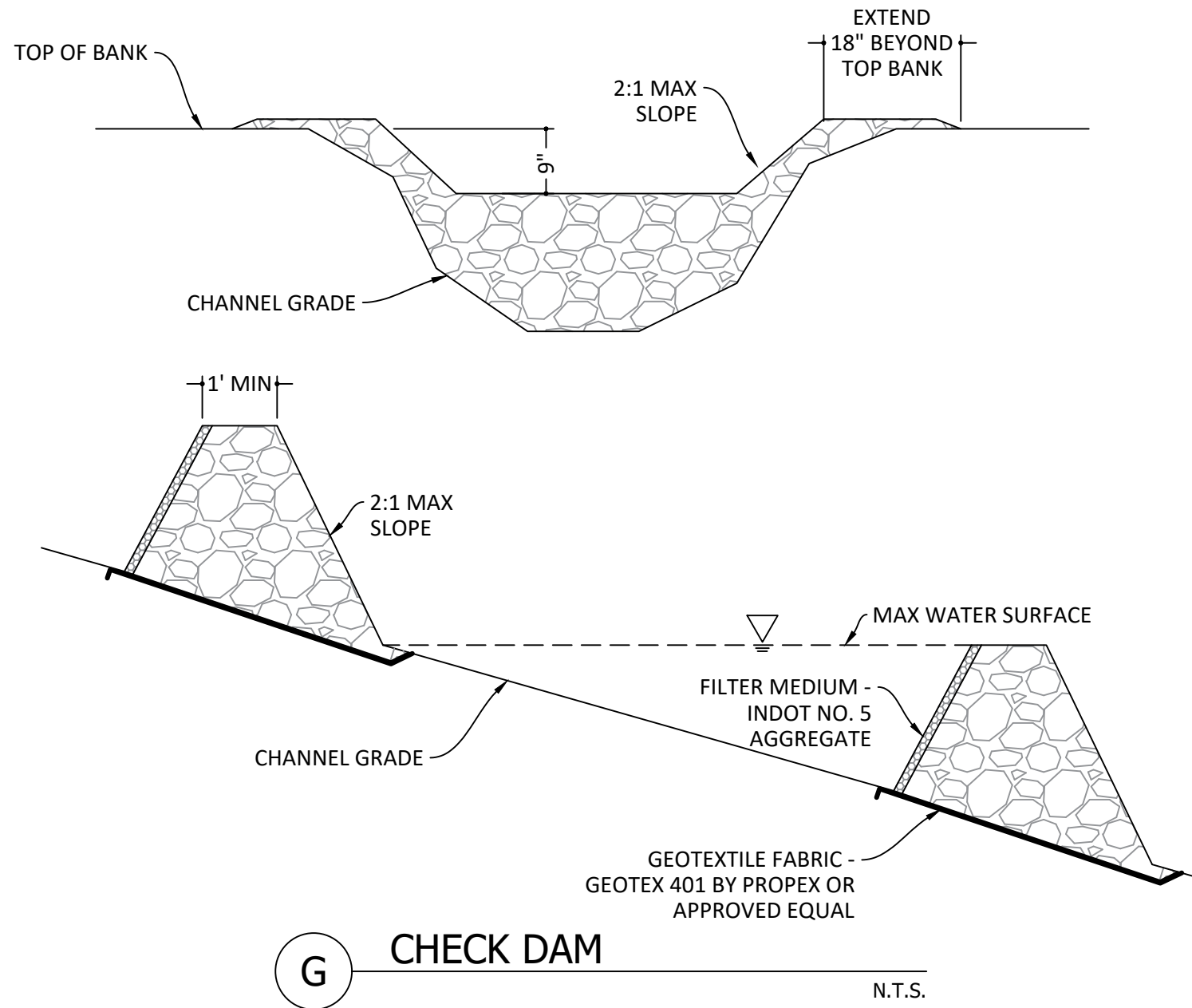
AT LEAST 2 FULL WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE

811

OR VISIT

WWW.811NOW.COM

PER INDIANA STATE LAW IC8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE WITHOUT
NOTIFYING THE UNDERGROUND LOCATION SERVICE
TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

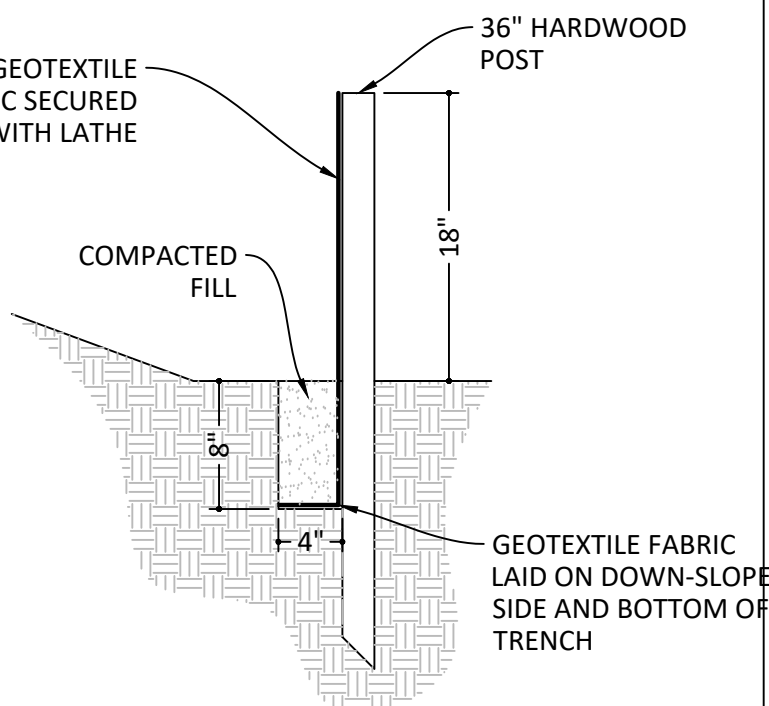


SEED SPECIES COMMON NAME	SEED SPECIES BOTANICAL NAME	RATE PER ACRE	PLANTING DEPTH	OPTIMUM PLANTING DATES (MONTH)											
				J	F	M	A	M	J	J	A	S	O	N	D
WHEAT	TRITICUM AESTIVUM	150 LBS	1-1½"												
SPRING OATS	AVENA SATIVA	100 LBS	1"												
ANNUAL RYEGRASS	LOLIUM MULTIFLORUM	40 LBS	¾"												
GERMAN MILLET	SETARIA ITALICA	40 LBS	1-2"												
BUCKWHEAT	FAGOPYRUM ESCULENTUM	60 LBS	1-2"												

- NOTES:
- UNVEGETATED AREAS THAT ARE LEFT INACTIVE FOR FIFTEEN (15) DAY OR MORE MUST BE TEMPORARILY SEEDED AND MULCHED IN ACCORDANCE WITH THE ABOVE SEEDING SCHEDULE.
 - VEGETATED AREAS WITH A DENSITY OF LESS THAN SEVENTY PERCENT (70%) SHALL BE RESTABILIZED.

B TEMPORARY SEEDING

PHYSICAL PROPERTY	WOVEN GEOTEXTILE FABRIC	NON-WOVEN GEOTEXTILE FABRIC
FILTERING EFFICIENCY	85%	85%
TEXTILE STRENGTH AT 20% ELONGATION		
STANDARD STRENGTH	30 BS PER LINEAR INCH	50 LBS PER LINEAR INCH
EXTRA STRENGTH	50 LBS PER LINEAR INCH	70 LBS PER LINEAR INCH
SLURRY FLOW RATE	0.3 GAL/MIN/SF	4.5 GAL/MIN/SF
WATER FLOW RATE	15 GAL/MIN/SF	220 GAL/MIN/SF
UV RESISTANCE	70%	85%
POST SPACING	7 FEET	5 FEET



- INSTALLATION
- ALONG THE ENTIRE INTENDED FENCE LINE, DIG AN 8 IN. DEEP FLAT-BOTTOMED OR V-SHAPED TRENCH.
 - ON THE DOWNSLOPE SIDE OF THE TRENCH, DRIVE THE WOOD OR STEEL SUPPORT POSTS AT LEAST 1 FT. INTO THE GROUND, SPACING THEM NO MORE THAN 8 FT. APART IF THE FENCE IS SUPPORTED BY WIRE OR 6 FT. IF EXTRA STRENGTH FABRIC IS USED WITHOUT SUPPORT WIRE. ADJUST SPACING, IF NECESSARY, TO ENSURE THAT POSTS ARE SET AT THE LOW POINTS ALONG THE FENCE LINE. (NOTE: IF THE FENCE HAS PRE- ATTACHED POSTS OR STAKES, DRIVE THEM DEEP ENOUGH SO THE FABRIC IS SATISFACTORY IN THE TRENCH AS DESCRIBED IN STEP 6.)
 - FASTEN SUPPORT WIRE FENCE TO THE UPSLOPE SIDE OF THE POSTS, EXTENDING IT 8 IN. INTO THE TRENCH.
 - RUN A CONTINUOUS LENGTH OF GEOTEXTILE FABRIC IN FRONT OF THE SUPPORT WIRE AND POSTS AVOIDING JOINTS, PARTICULARLY AT LOW POINTS IN THE FENCE LINE.
 - IF A JOINT IS NECESSARY, NAIL THE OVERLAP TO THE NEAREST POST WITH A LATH.
 - PLACE THE BOTTOM 1 FT. OF FABRIC IN THE 8 IN. DEEP TRENCH, EXTENDING THE REMAINING 4 IN. TOWARD THE UPSLOPE SIDE.
 - BACKFILL THE TRENCH WITH COMPACTED EARTH OR GRAVEL. NOTE: IF USING A PRE-PACKED COMMERCIAL SILT FENCE RATHER THAN CONSTRUCTING ONE, FOLLOW THE MANUFACTURER'S INSTALLATION INSTRUCTIONS.

- MAINTENANCE
- INSPECT THE SILT FENCE PERIODICALLY AND AFTER EACH STORM EVENT.
 - IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY.
 - REMOVE DEPOSITED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT OR IS CAUSING THE FABRIC TO BULGE.
 - TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEAN OUT.
 - AFTER THE CONTRIBUTING AREA HAS BEEN STABILIZED, REMOVE THE FENCE AND SEDIMENT DEPOSITS, BRING THE DISTURBED AREA TO GRADE, AND STABILIZE.

A SILT FENCE

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BASIC PLAN ELEMENTS:

A1 - Plan Index showing locations of required items:

Refer to Sheets C2.01, C2.02, C2.03, and C4.01 for the Storm Water Pollution Prevention measures and locations.

A2 - 11 X 17 inch plat showing building lot numbers/boundaries and road layout/names:

Attached plat by Deckard Land Surveying, Sheet 1-2 of 2, illustrate the proposed lot boundaries and roads.

A3 - Narrative describing project nature and purpose:

This project subdivides an existing parcel into multiple uses, including an assisted living facility and mini rental storage. The project also includes a new shared drive, parking lots, and sidewalks.

A4 - Vicinity map showing project location:

Refer to the title sheet for the project location.

A5 - Legal description of the project site:

Richland township, Monroe County, Indiana; Southeast Quarter, Section 04, T9N, R2W; Latitude - 39°14'43"N and Longitude - 86°38'14"W

A6 - Location of all lots and proposed site improvements:

Location of lots are indicated on attached plat. Proposed site improvements are indicated on Sheet C3.01.

A7 - Hydrologic unit code:

05112020200100

A8 - Notation of any state or federal water quality permits:

There are no permits, related to water quality, required for this project.

A9 - Specific points where storm water discharge will leave the site:

Most of the stormwater from this site will discharge to the existing storm sewer along West Rayond Run. A portion of the site discharges to the south toward North Lawrence Lane and to the north towards West State Road 46.

A10 - Location and name of all wetlands, lakes, and water courses on and adjacent to the site:

There are no wetlands, lakes, or watercourses on or adjacent to the site.

A11 - Identify all receiving waters:

Storm water runoff from the site will discharge to an unnamed tributary of Jacks Defeat Creek.

A12 - Identification of potential discharges to groundwater:

The proposed bioretention area, as shown on Sheet C4.01, is designed to promote infiltration (and therefore a potential discharge to groundwater).

A13 - 100 year floodplains, floodways, and floodway fringes:

This site is not located in or adjacent to a floodplain, floodway, or floodway fringe.

A14 - Pre-construction and post-construction estimate of peak discharge:

The estimated pre-construction, 10-year peak discharge rate for the project site is 7.9 cubic feet per second (cfs). The estimated post-construction, 10-year peak discharge rate for the project is 7.1 cfs.

A15 - Adjacent land use, including upstream watershed:

All adjacent land use are primarily single family residential.

A16 - Locations and approximate boundaries of all disturbed areas:

Refer to Sheets C2.01/C2.02 - Site Preparation Plan and C4.01 - Grading & Drainage Plan for location and boundaries of land disturbances.

A17 - Identification of existing vegetative cover:

The existing site is primarily open space with grass cover and a few scattered trees.

A18 - Soils map including descriptions and limitations:

Refer to Detail A/C2.03 for the site soil map and soil descriptions.

A19 - Locations, size and dimensions of proposed storm water systems:

Refer to Sheet C4.01 - Grading & Drainage Plan for storm water system details.

A20 - Plan for any off-site construction activities associated with this project:

There are no additional off-site construction activities planned.

A21 - Locations of proposed soil stockpiles, borrow and/or disposal areas:

Soil stockpiling locations are shown on C2.01.

A22 - Existing site topography at an interval appropriate to show detailed drainage patterns:

Refer to Sheet C5.01 - Grading & Drainage Plan.

A23 - Proposed final topography at an interval appropriate to show detailed drainage patterns:

Refer to Sheet C4.01 - Grading & Drainage Plan.

SOIL DESCRIPTIONS

CaD--Caneyville silt loam, 12 to 18 percent slopes
Map Unit Setting
National map unit symbol: kz7w
Elevation: 370 to 1,020 feet
Mean annual precipitation: 40 to 46 inches
Mean annual air temperature: 52 to 57 degrees F
Frost-free period: 170 to 200 days
Farmland classification: Not prime farmland

Map Unit Composition
Caneyville and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Caneyville
Setting
Landform: Sinkholes
Landform position (two-dimensional): Shoulder, backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Clayey residuum over limestone

Typical profile
Ap - 0 to 6 inches: silt loam
Bt1 - 6 to 10 inches: silty clay loam
2Bt2 - 10 to 36 inches: clay
2R - 36 to 60 inches: unweathered bedrock

Properties and qualities
Slope: 12 to 18 percent
Depth to restrictive feature: 20 to 40 inches to lithic bedrock
Natural drainage class: Well drained

Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum in profile: 5 percent
Available water storage in profile: Low (about 4.7 inches)

Interpretive groups
Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: C
Other vegetative classification: Trees/Timber (Woody Vegetation)
Hydric soil rating: No

HoB--Hosmer silt loam, 2 to 6 percent slopes

Map Unit Setting
National map unit symbol: kz8p
Elevation: 370 to 1,020 feet
Mean annual precipitation: 40 to 46 inches
Mean annual air temperature: 52 to 57 degrees F
Frost-free period: 170 to 200 days
Farmland classification: All areas are prime farmland

Map Unit Composition
Hosmer and similar soils: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hosmer
Setting
Landform: Loess hills

ACTIVE CONSTRUCTION COMPONENTS:

B1 - Description of potential pollutant sources associated with the construction activities:

The most abundant pollutant caused by construction would be soil suspended in storm water runoff. Grading and excavation activities are the most likely sources of this pollutant. Exposed soils can also suspend in heavy rain events if not properly stabilized. Silt fence and temporary seeding will be used to prevent sediment from leaving the site during construction activities.

Fuels, oils, and other fluids associated with the construction equipment could also pollute storm water runoff. Exercise proper care when refueling and maintaining equipment to avoid spills. Spills should be promptly and completely cleaned up and disposed of (in appropriate manner).

Trash associated with human activity, including construction materials, can pollute storm water. All construction waste and general trash should be properly disposed of in a dumpster.

Waste concrete can also pollute storm water runoff. A concrete washout will be used to prevent this pollutant from entering storm water runoff. The concrete washout should be properly maintained and emptied on a regular basis during construction activities.

B2 - Sequence describing storm water quality measure implementation relative to land-disturbing activities:

Silt fence will be installed prior to any stripping or excavation activities. Gravel construction entrance will be installed prior to any mass stripping or grading. Topsoil will be stripped and stockpiled with silt fence installed around the periphery. Temporary seeding shall occur as necessary and spelled out in the schedule. Sediment trap to be installed in bioretention area.

B3 - Stable construction entrance locations and specifications:

Refer to C2.01 and C2.02 for entrance location and specifications.

B4 - Sediment control measures for sheet flow areas:

A combination of silt fence and vegetative cover are proposed to control erosion from sheet flow areas.

B5 - Sediment control measures for concentrated flow areas:

Concentrated flow occurs at the swales and the storm system outfall (within the bioretention area). Stabilization will occur with riprap.

B6 - Storm sewer inlet protection measure locations and specifications:

Refer to C2.01 and C2.02 for inlet protection locations and detail.

B7 - Runoff control measures:

Runoff rates and volumes will be controlled with the bioretention area. The bioretention area utilizes an outlet structure to reduce the runoff rate from the site.

B8 - Storm water outlet protection specifications:

Stabilization at storm water outlets will occur with a riprap outfall. Refer to C4.01 - Grading & Drainage Plan for outfall details.

B9 - Grade stabilization structure locations and specifications:

Additional grade stabilization structures are not anticipated for this site.

B10 - Location, dimensions, specifications and construction details of each storm water quality measure:

Location and details for each storm water quality measure are included on Sheet C2.01/C2.02.

B11 - Temporary surface stabilization methods appropriate for each season:

Refer to C2.02 for temporary surface stabilization.

B12 - Permanent surface stabilization specifications:

Refer to Sheets C2.01, C2.02, C4.01, and C6.01 for permanent surface stabilization.

B13 - Material handling and spill prevention plan:

All materials on-site will be handled per the requirements of the MSDS Sheets. All materials that appear on site will be accompanied with MSDS sheets in accordance with OSHA Guidelines and the Code of Federal Regulation (CFR). MSDS sheets provide among other things, the procedures for clean-up of spills and leaks. The contractor shall have an emergency spill clean-up kit on site for recovery of petroleum product spills at all times.

If a reportable amount of sediment laden water or other pollutant is allowed to leave the site, the Contractor is obligated to notify IDEM's spill line at (317) 233-7745 within 24 hours. The Contractor shall be responsible for all fines and any liability associated with such an event. Sediment laden water, which otherwise would flow from the project site, shall be treated by erosion and sediment control measures appropriate to minimize sedimentation. All water (including storm water, groundwater, or any other water) that leaves the construction site must have a total suspended solids level of less than 50 parts per million or have no visible sediment. This can be determined on site by taking a settleable solids sample with an Imhoff cone with a result of less than 0.5 ml per liter.

Dumpsters will be provided for disposal of all waste as needed and a concrete wash out area will be facilitated and maintained throughout the project. Refer to Item B1 above for additional information.

B14 - Monitoring and maintenance guidelines for each proposed pollution prevention measure:

Monitoring and maintenance of all pollution prevention measures shall be the responsibility of the Contractor. The Contractor shall inspect all measures at least once a week and after each storm event. The Contractor shall prepare a written report for each inspection noting conditions and any maintenance provided. A copy of each report shall be kept on file at the project site.

Temporary Seeding:

- Inspect within 24 hours of each rain event and at least once every seven calendar days
- Check for erosion or movement of mulch and repair immediately.
- Monitor for erosion damage and adequate cover (80 percent density; reseed, fertilize, and apply mulch where necessary.
- If nitrogen deficiency is apparent, top-dress fall seeded wheat or rye seeding with 50 pounds per acre of nitrogen in February or March.

Vegetative Filter Strip:

- Inspect within 24 hours of a rain event and at least once every seven calendar days.
- Promptly repair any small rills that form.
- Add fertilizer and lime as needed to maintain healthy vegetation.
- Mow as needed but not shorter than four inches.
- Where the filter strip has actively trapped sediment during construction, remove the accumulated sediment, regrade the area and reseed it when conditions are favorable for vegetative establishment.

Silt Fence:

- Inspect within 24 hours of a rain event and at least once every seven calendar days.
- If fence fabric tears, starts to decompose, or in any way becomes ineffective, replace the affected portion immediately. Note: All repairs should meet specifications as outlined within this measure.
- Remove deposited sediment when it is causing the filter fabric to bulge or when it reaches one-half the height of the fence at its lowest point.
- When contributing drainage area has been stabilized, remove the fence and sediment deposits, grade the site to blend with the surrounding area, and stabilize.

Sediment Trap:

- Inspect within 24 hours of a rain event and at least once every seven calendar days.
- Remove and properly dispose of sediment when it accumulates to one-half the design volume.
- Periodically check embankment, spillway, and outlet for erosion damage, piping, settling, seepage, or slumping along the toe or around the barrel; repair immediately.
- Remove trash and other debris from riser, emergency spillway, and pool area.
- Clean or replace aggregate around riser if the sediment pool does not dewater (drain) within 48 to 72 hours following a storm water runoff event.

B15 - Erosion and sediment control specifications for individual building lots:

If any individual residential lot is constructed after removal of overall site sediment control measures, each site shall implement silt fence on the down-slope edge of the lot to prevent sediment from entering the established stormwater system or leaving the site.

POST-CONSTRUCTION COMPONENTS:

C1 - Description of pollutants and their sources associated with the proposed land use:

The main post-construction pollutants will come from the proposed access drive and parking areas. The pollutants may include fuel, oil, antifreeze, suspended solids, salts, nitrogen, phosphorus, copper, lead, and zinc.

C2 - Sequence describing storm water quality measure implementation:

The proposed construction stormwater quality measures will be installed as part of and during construction of the stormwater collection and conveyance system and the final vegetation of the site.

C3 - Description of proposed post-construction storm water quality measures:

Storm water from the site will sheet flow over pavement and be collected by the storm sewer system. The storm sewer system outlets to a bioretention area. The bioretention area will perform both treatment and detention functions to reduce the runoff rate from the site.

C4 - Location, dimensions, specifications and construction details of each storm water quality measure:

Refer to C4.01 - Site Grading & Drainage Plan for location and details for the permanent storm water quality measures.

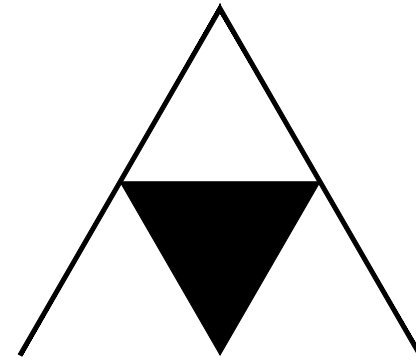
C5 - Description of maintenance guidelines for proposed post-construction water quality measures:

The existing and proposed vegetation is to be maintained and the vegetation is to remain healthy. Typical property maintenance and upkeep should keep vegetation healthy, including seeding and trimming of vegetation.

A post-installation inspection should be performed by the civil engineer during a regular storm event to ensure proper flow and percolation is taking place in bioretention area. Pre-Inspections should also take place to ensure the system was installed properly per the design.

The bioretention area should be inspected, at a minimum, once per year.




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**AUTUMN TRACE
@ LITTEN ESTATES**
7405 WEST STATE ROAD 46
ELLETSVILLE, INDIANA 47429
AMDG-2020011


Chelsea S. Moss

REVISIONS:

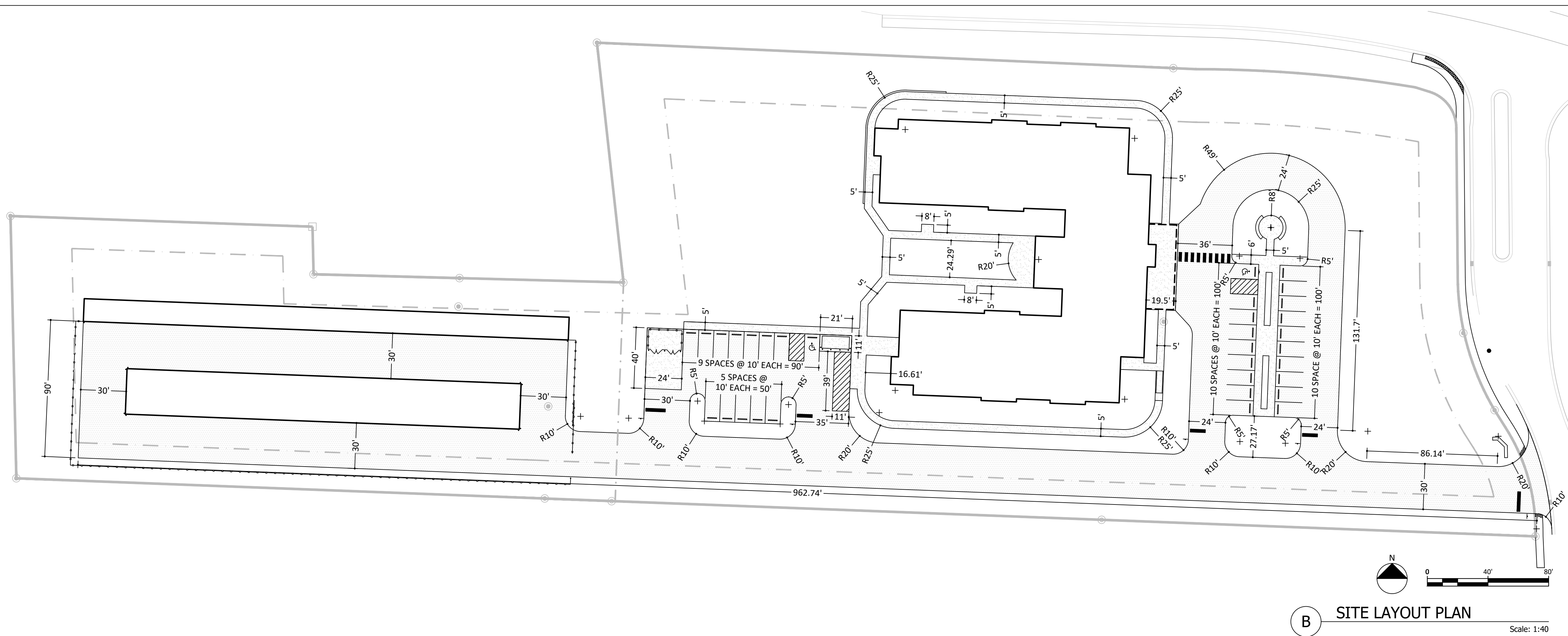
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PLAN SET:	PC APPLICATION
PRINT DATE:	10/05/2020
DRAWN BY:	C. MOSS
DESIGNED BY:	C. MOSS
REVIEWD BY:	C. MOSS

DRAWING TITLE:
**STORM WATER
POLLUTION
PREVENTION**

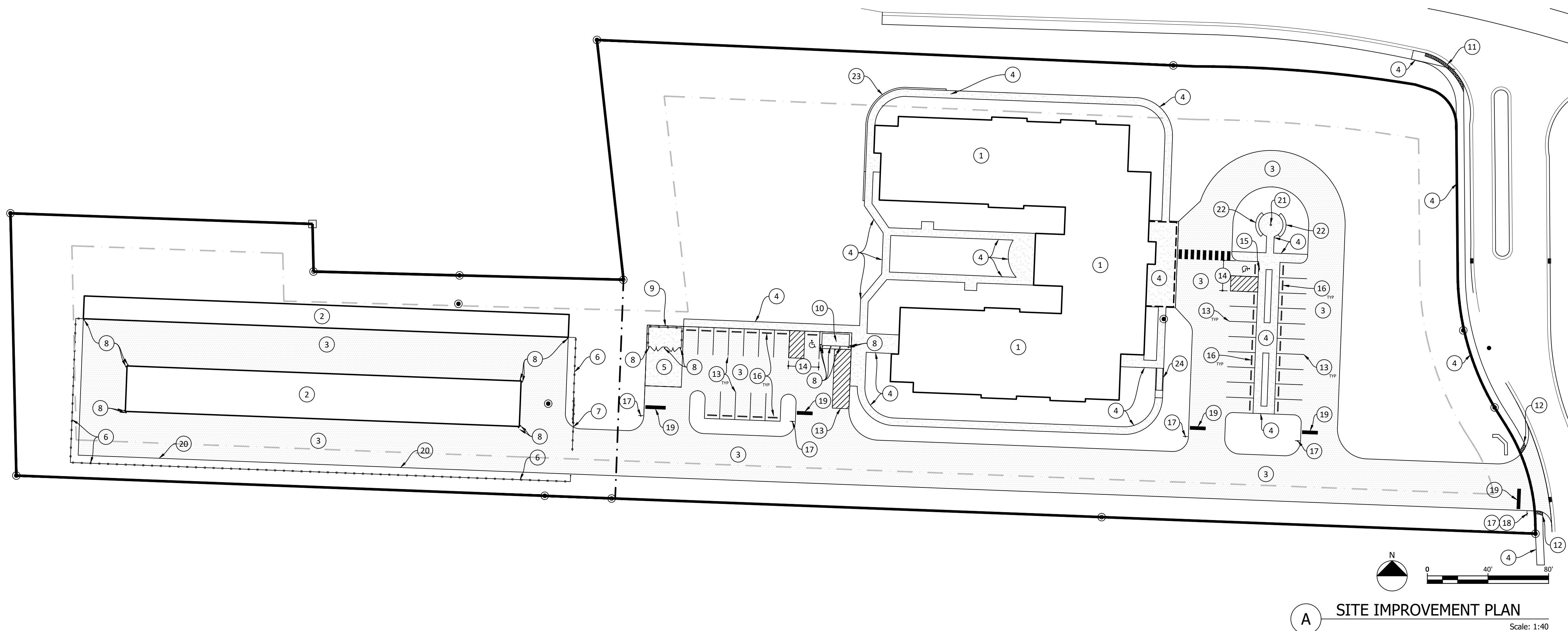
DRAWING NO.
C2.03

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B SITE LAYOUT PLAN

Scale: 1:40



A SITE IMPROVEMENT PLAN

Scale: 1:40

GENERAL NOTES:

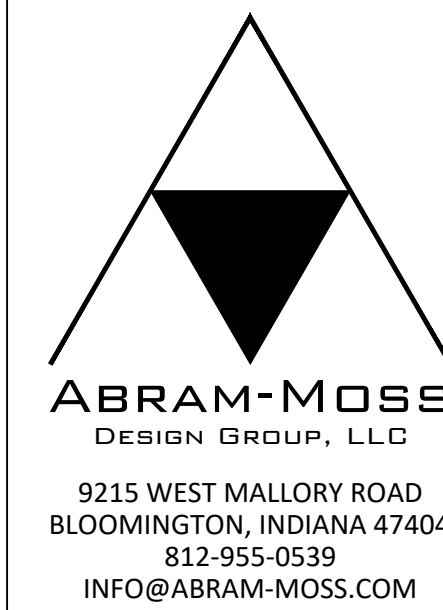
1. CONTRACTOR IS REQUIRED TO VERIFY FIELD CONDITIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
2. ALL DIMENSIONS ARE TO FACE OF CURB, POINT OF TANGENCY, EDGE OF PAVEMENT, OR EDGE OF WALK, UNLESS OTHERWISE NOTED.
3. ALL DISTURBED AREAS SHALL RECEIVE 6" OF TOPSOIL, SEED, AND MULCH, OR BE IMPROVED AS NOTED OTHERWISE.
4. ALL STREET CUTS FOR IMPROVEMENTS SHALL BE REPAIRED TO MATCH EXISTING PAVEMENT SECTION OR BETTER.

PLANNING DATA:

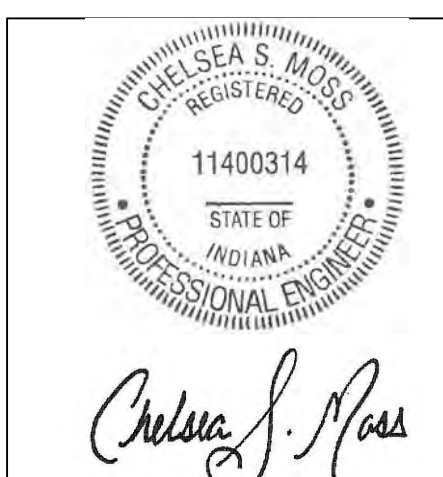
ORDINANCE: TOWN OF ELLETTSVILLE, INDIANA CODE OF ORDINANCES, CHAPTERS 152/153
ZONE: COMMERCIAL ARTERIAL (CA)
FRONT SETBACK: 15' FROM ROW (BUILDING)
20' BEHIND FRONT WALL OF PRIMARY BUILDING (PARKING)
SIDE YARD: 7' MINIMUM
REAR YARD: 7' MINIMUM
MAXIMUM IMPERVIOUS: 60% OF LOT
SITE USE: MIXED

PLAN NOTES:

- 1 DUPLEX RESIDENTIAL BUILDING - REFER TO ARCHITECTURAL PLANS
- 2 CONVENIENCE STORAGE BUILDING - REFER TO ARCHITECTURAL PLANS
- 3 ASPHALT PAVEMENT - REFER TO DETAIL A/C3.02
- 4 CONCRETE SIDEWALK - REFER TO DETAIL B/C3.02
- 5 CONCRETE PAVEMENT - REFER TO DETAIL E/C3.02
- 6 PRIVACY FENCING, 6' HIGH - REFER TO DETAIL F/C3.02
- 7 30" CHAIN LINK CANTILEVER SLIDE GATE BY TYMETAL CORP WITH KEYPAD OPENER OR APPROVED EQUAL
- 8 PIPE BOLLARD - REFER TO DETAIL G/C3.02
- 9 DUMPSTER ENCLOSURE - REFER TO DETAIL H/C3.02
- 10 CONCRETE PAD FOR GENERATOR - REFER TO ELECTRICAL/MECHANICAL PLANS FOR DIMENSIONS AND SPECIFICATIONS
- 11 PARALLEL CURB RAMP WITH 2' WIDE DETECTABLE WARNING PLATE, DURLAST POWDER COAT BLACK BY EJIW OR APPROVED EQUAL - REFER TO DETAILS A/C3.03 AND B/C3.03
- 12 DETECTABLE WARNING PLATE, 2' WIDE, DURLAST POWDER COAT BLACK BY EJIW OR APPROVED EQUAL - REFER TO DETAIL C/C3.03
- 13 PAVEMENT MARKING, WHITE, 4" WIDE
- 14 HANDICAP ACCESSIBLE PARKING - PAVEMENT MARKING, BLUE, 4" WIDE WITH SYMBOL
- 15 SIGN, HANDICAP VAN ACCESSIBLE - REFER TO J/C3.02
- 16 CONCRETE WHEEL STOP, REFER TO K/C3.02
- 17 SIGN, R1-1 'STOP' - REFER TO J/C3.02
- 18 SIGN, R3-1 'NO RIGHT TURN' - REFER TO J/C3.02
- 19 STOP BAR, 24" WIDE THERMOPLASTIC, WHITE
- 20 TIMBER GUARDRAIL - REFER TO DETAIL L/C3.02
- 21 FLAG POLE - STYLE/COLOR BY OWNER
- 22 SEAT WALL - REFER TO DETAIL M/C3.02
- 23 RETAINING WALL - REFER TO DETAIL D/C3.03
- 24 SIDEWALK RAMP - REFER TO DETAIL E/C3.03



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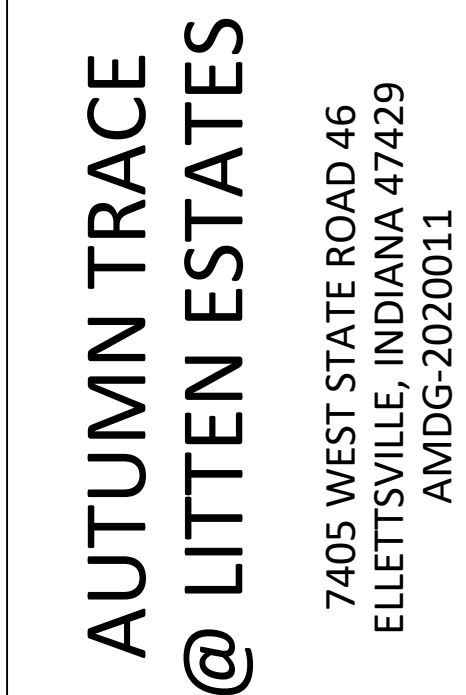
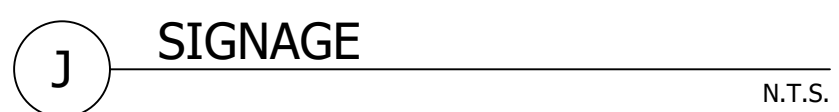


REVISIONS:

PLAN SET: PC APPLICATION
PRINT DATE: 10/05/2020
DRAWN BY: C. MOSS
DESIGNED BY: C. MOSS
REVIEWED BY: C. MOSS

DRAWING TITLE:
SITE
IMPROVEMENT
PLAN

DRAWING NO.
C3.01



REVISIONS:

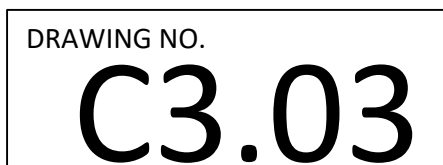
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DESIGNED BY:	C. MOSS
REVIEWD BY:	C. MOSS

DRAWING TITLE:

SITE
IMPROVEMENT
DETAILS

DRAWING NO.

C3.02



HOLEY MOLEY SAYS
"DIG SAFELY"



"IT'S THE LAW"

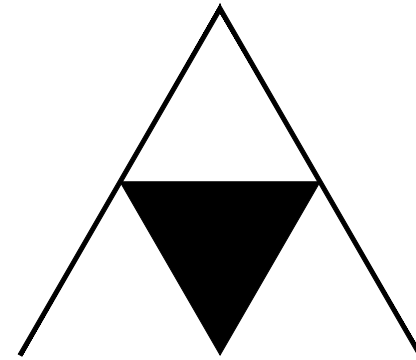
AT LEAST 2 FULL WORKING DAYS BEFORE YOU DIG
CALL TOLL FREE
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OR VISIT
WWW.811NOW.COM
PER INDIANA STATE LAW IC8-1-26.
IT IS AGAINST THE LAW TO EXCAVATE WITHOUT
NOTIFYING THE UNDERGROUND LOCATION SERVICE
TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

GENERAL NOTES:

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6. CONTRACTOR SHALL ESTABLISH FINISHED GRADES TO ENSURE POSITIVE DRAINAGE WITH NO PONDING.

LEGEND:

TC	TOP OF CURB
BC	BOTTOM OF CURB
FF	FINISHED FLOOR
W	WATER LINE
PW	PUBLIC WATER LINE
S	SANITARY LINE
PS	PUBLIC SANITARY LINE
ST	STORM LINE
PST	PUBLIC STORM LINE



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Chelsea S. Moss

REVISIONS:

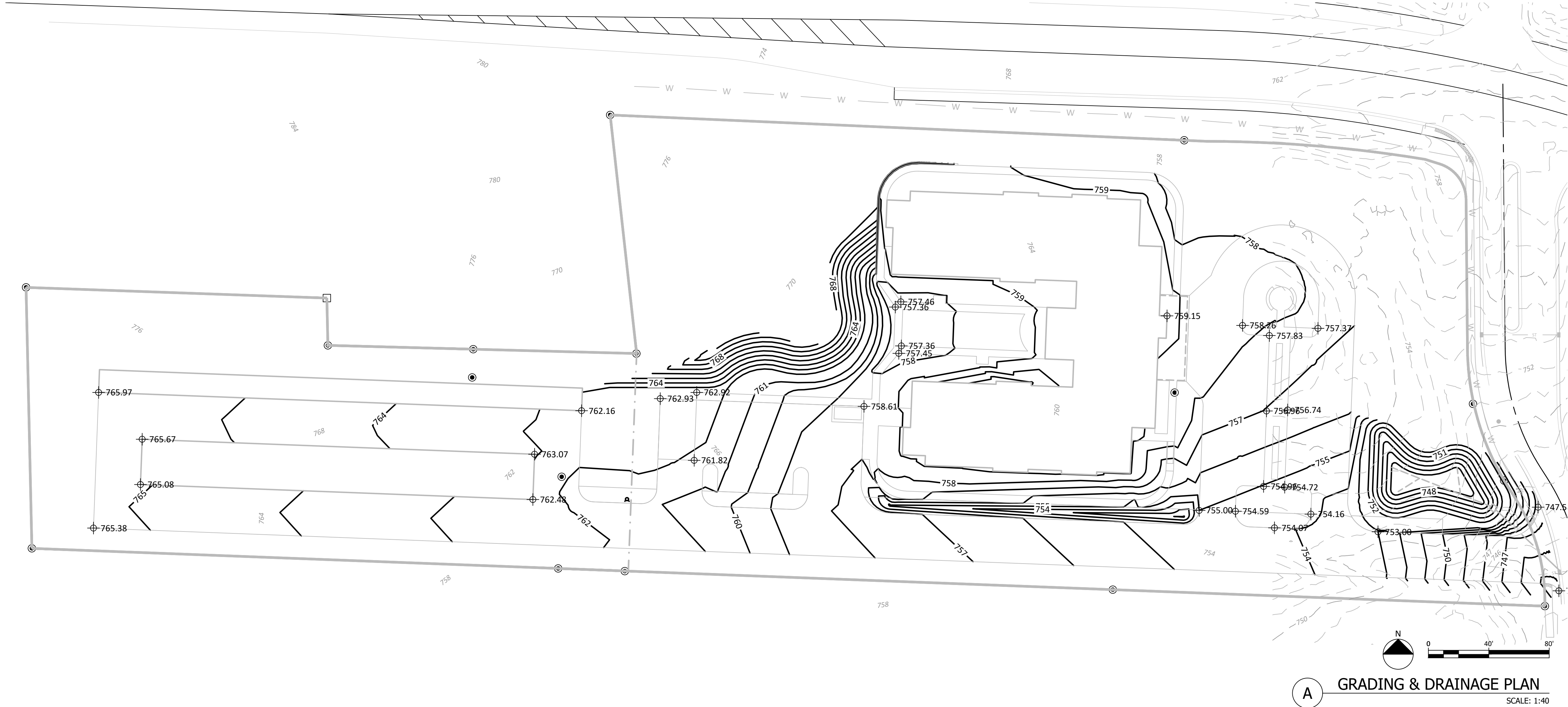
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DRAWING TITLE:

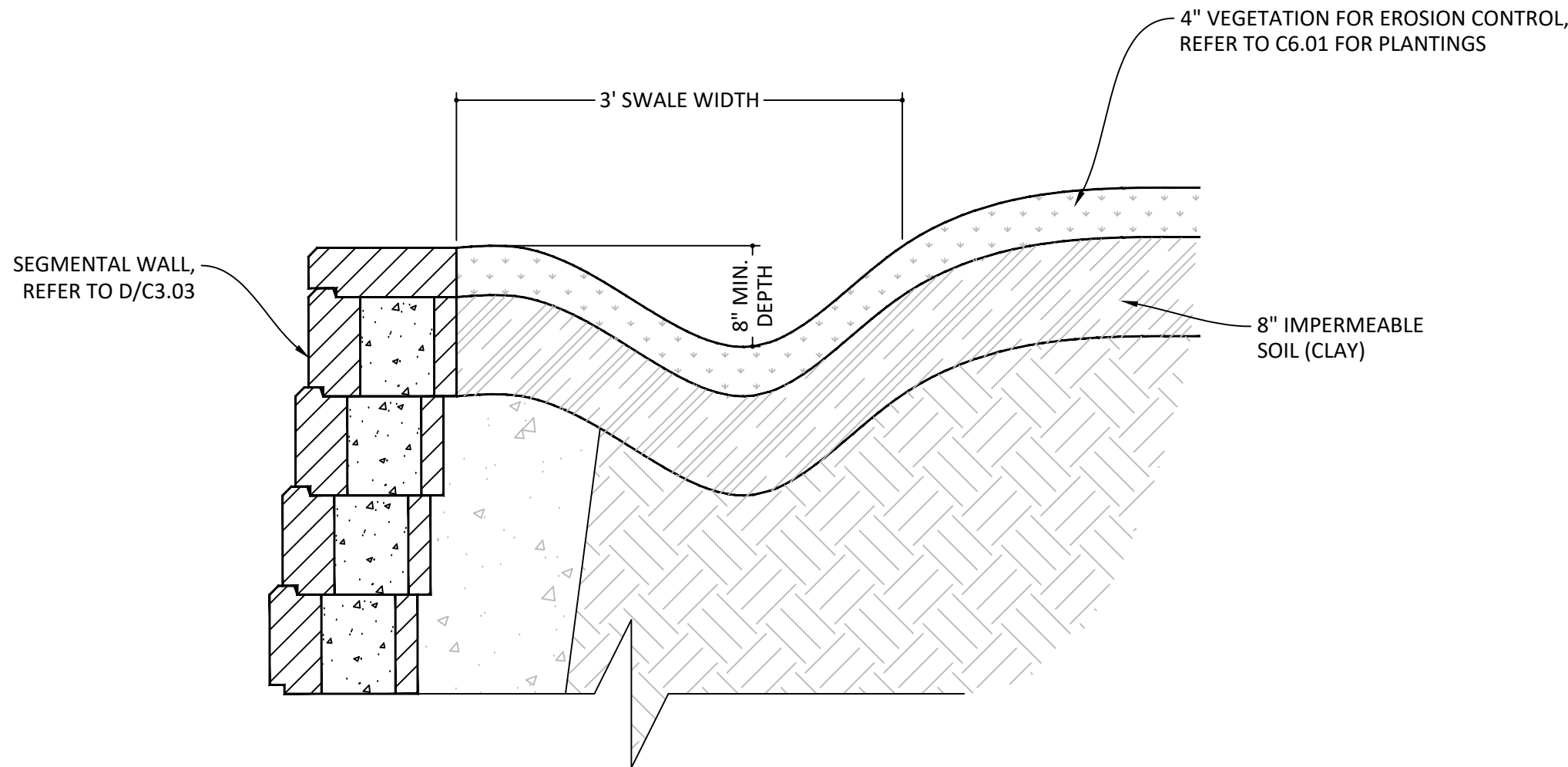
**GRADING &
DRAINAGE
PLAN**

DRAWING NO.

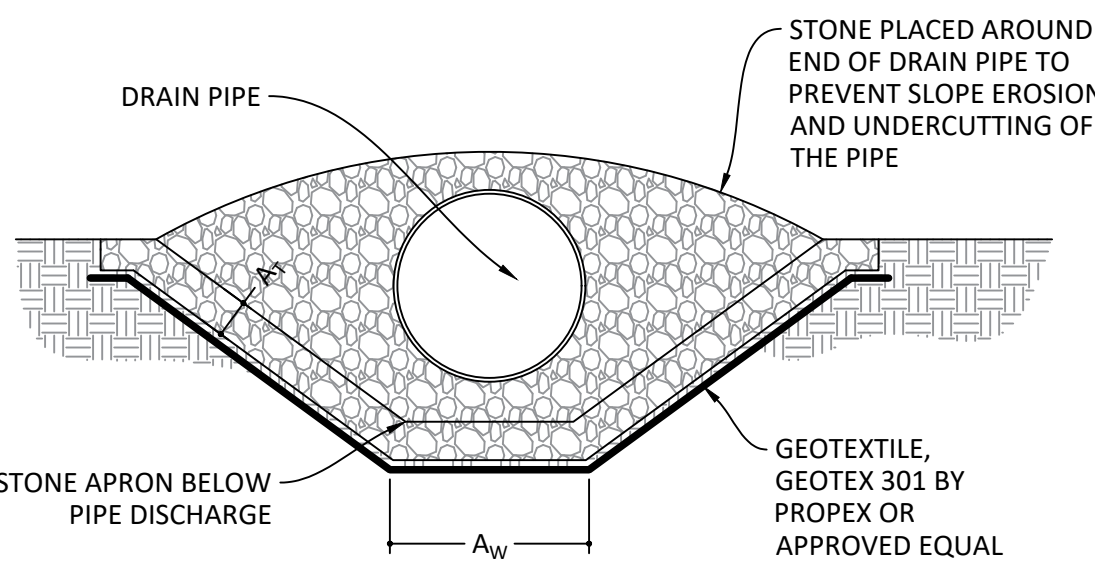
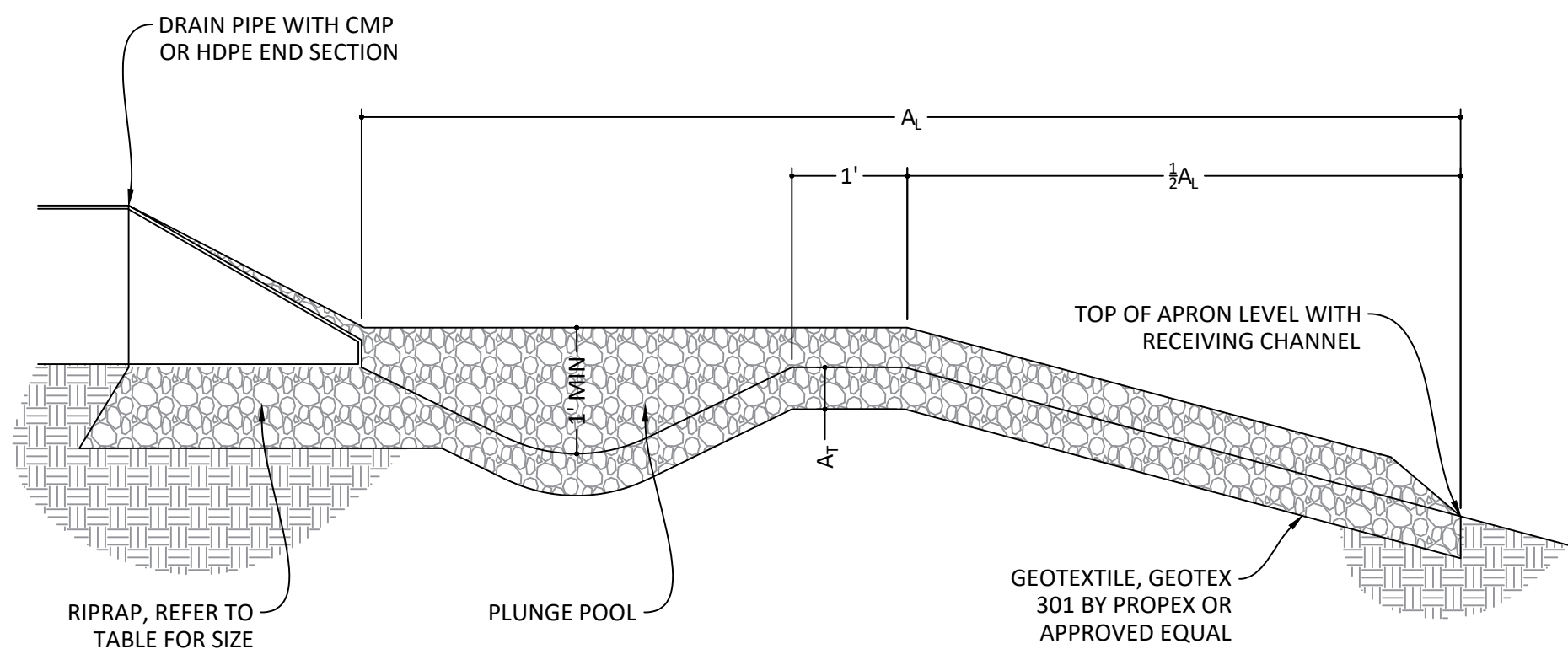
C4.01



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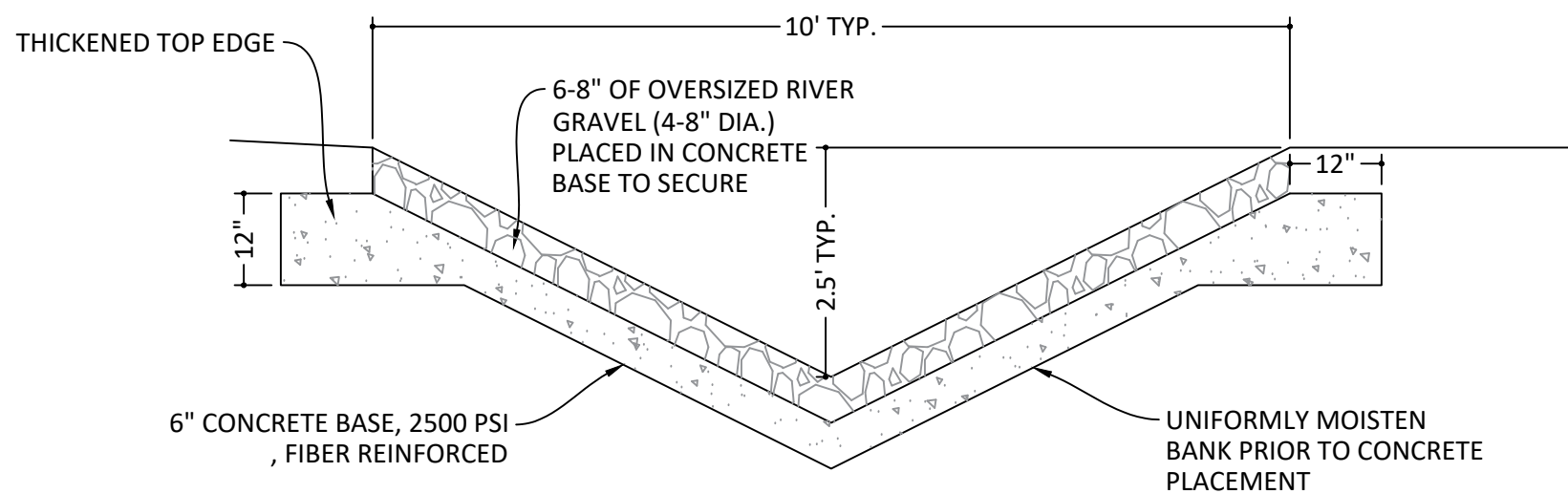


H WALL SWALE
N.T.S.

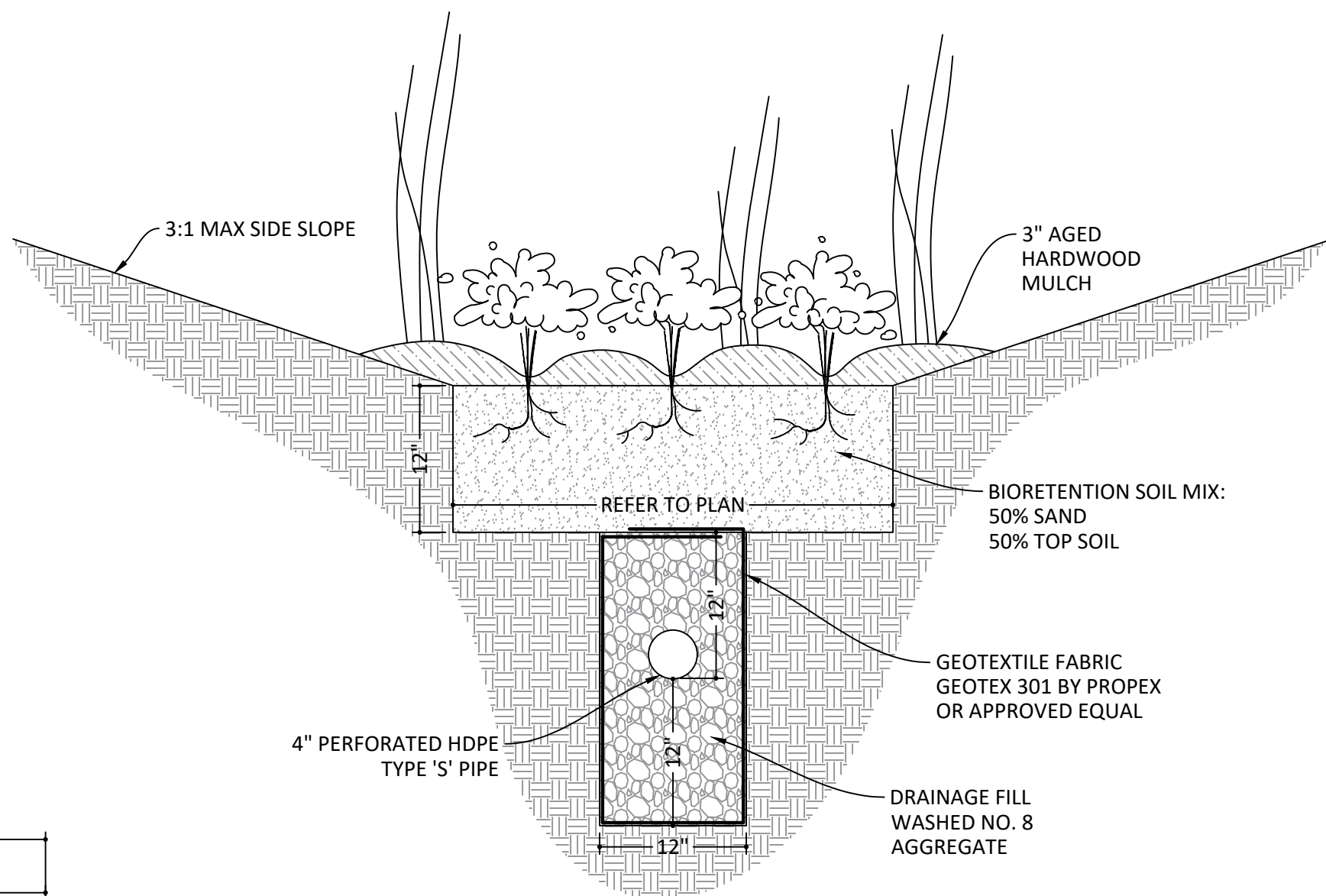


PIPE SIZE	AVERAGE RIPRAP DIAMETER	APRON THICKNESS (A _r)	APRON WIDTH (A _w)	APRON LENGTH (A _l)
12 IN	5 IN	12 IN	3-4 FT	6-12 FT
18 IN	8 IN	12 IN	4-6 FT	8-18 FT
24 IN	10 IN	15 IN	6-8 FT	12-22 FT
30 IN	12 IN	18 IN	8-10 FT	14-28 FT
36 IN	14 IN	21 IN	10-12 FT	16-32 FT

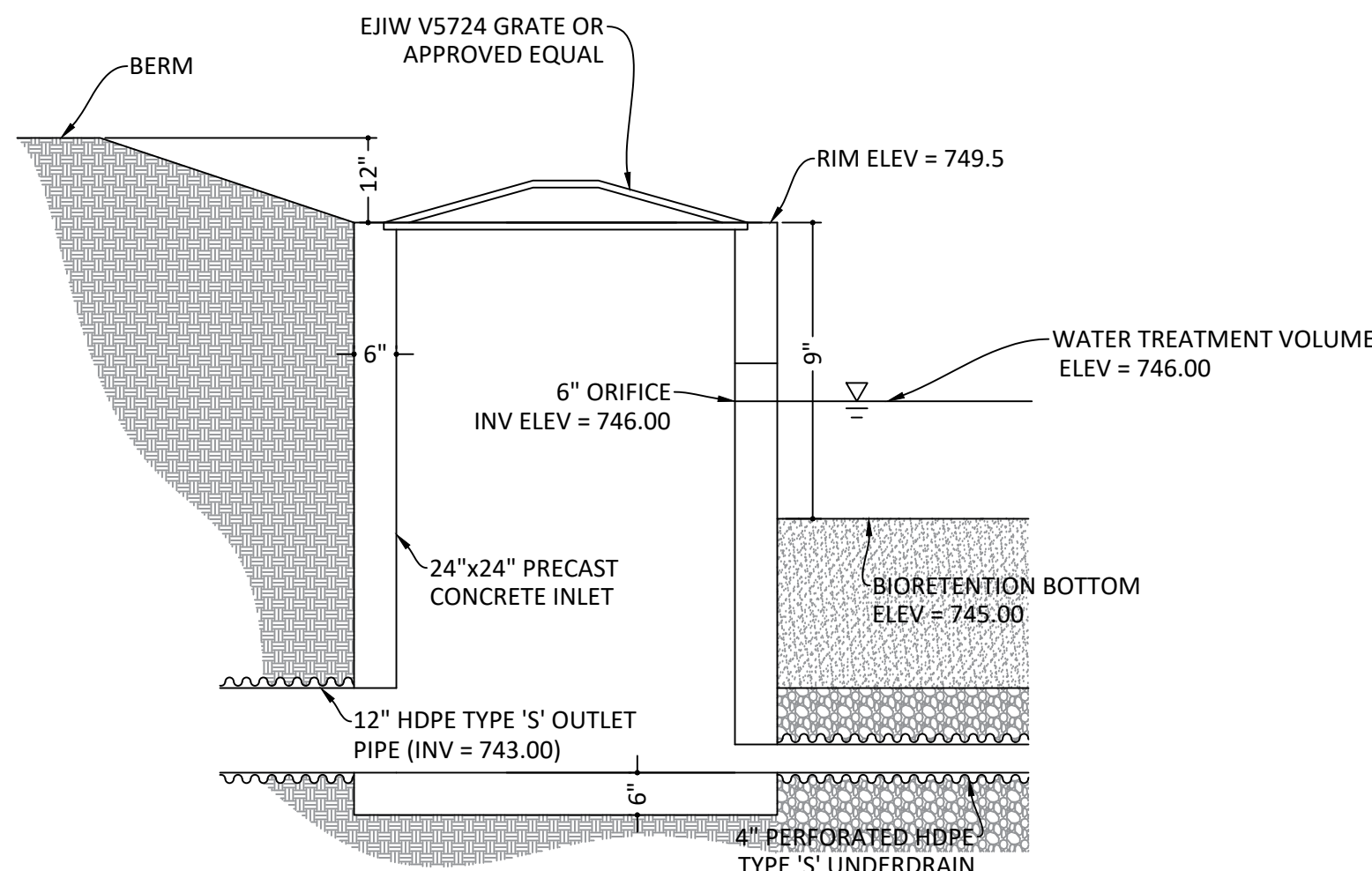
G RIPRAP OUTFALL
N.T.S.



F GROUTED GRAVEL SWALE
N.T.S.

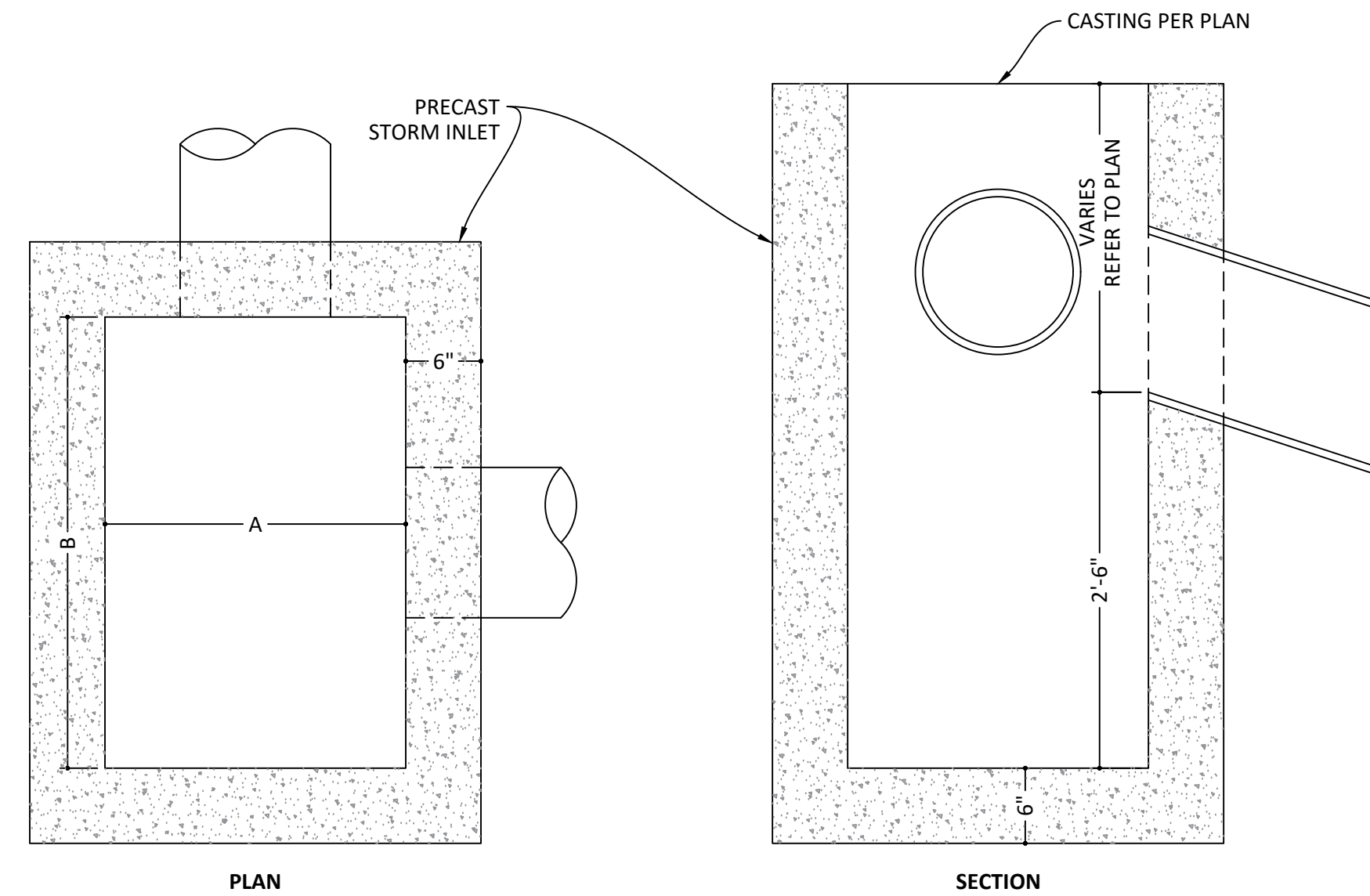


E BIORETENTION AREA
N.T.S.



- NOTES:
- ALL PRECAST MANHOLES SHALL CONFORM TO ASTM C-478 AND THE STANDARD SPECIFICATIONS (MIN. SQ. FT. OF REINFORCING STEEL PER LINEAR FOOT OF BARREL SHALL BE 0.12)
 - JOINTS BETWEEN SECTIONS OF PRECAST MANHOLES SHALL BE IN ACCORDANCE WITH ASTM C-443.

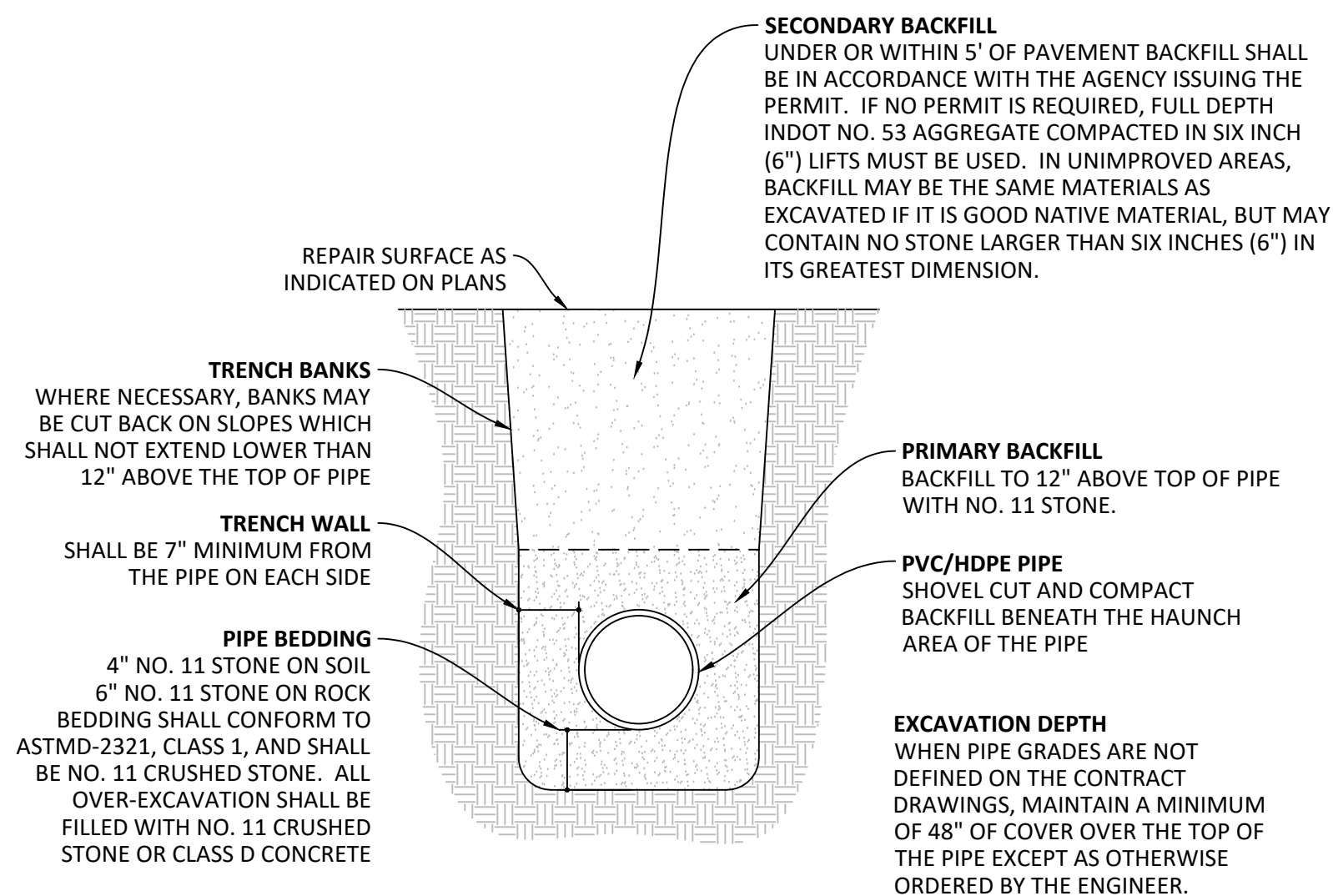
D OUTLET STRUCTURE
N.T.S.



- NOTES:
- ALL PRECAST MANHOLES SHALL CONFORM TO ASTM C-478 AND THE STANDARD SPECIFICATIONS (MIN. SQ. FT. OF REINFORCING STEEL PER LINEAR FOOT OF BARREL SHALL BE 0.12)
 - JOINTS BETWEEN SECTIONS OF PRECAST MANHOLES SHALL BE IN ACCORDANCE WITH ASTM C-443.

STRUCTURE TYPE	A (INCHES)	B (INCHES)
A	24	24
K	24	36

B TYPICAL STORM INLET
N.T.S.



TRENCH SAFETY SYSTEMS
ALL TRENCH WORK SHALL BE IN COMPLIANCE WITH OSHA PART 26 OF THE CODE OF FEDERAL REGULATIONS.

A PVC/HDPE PIPE INSTALL
CBU STANDARD DETAIL NO. 11
N.T.S.

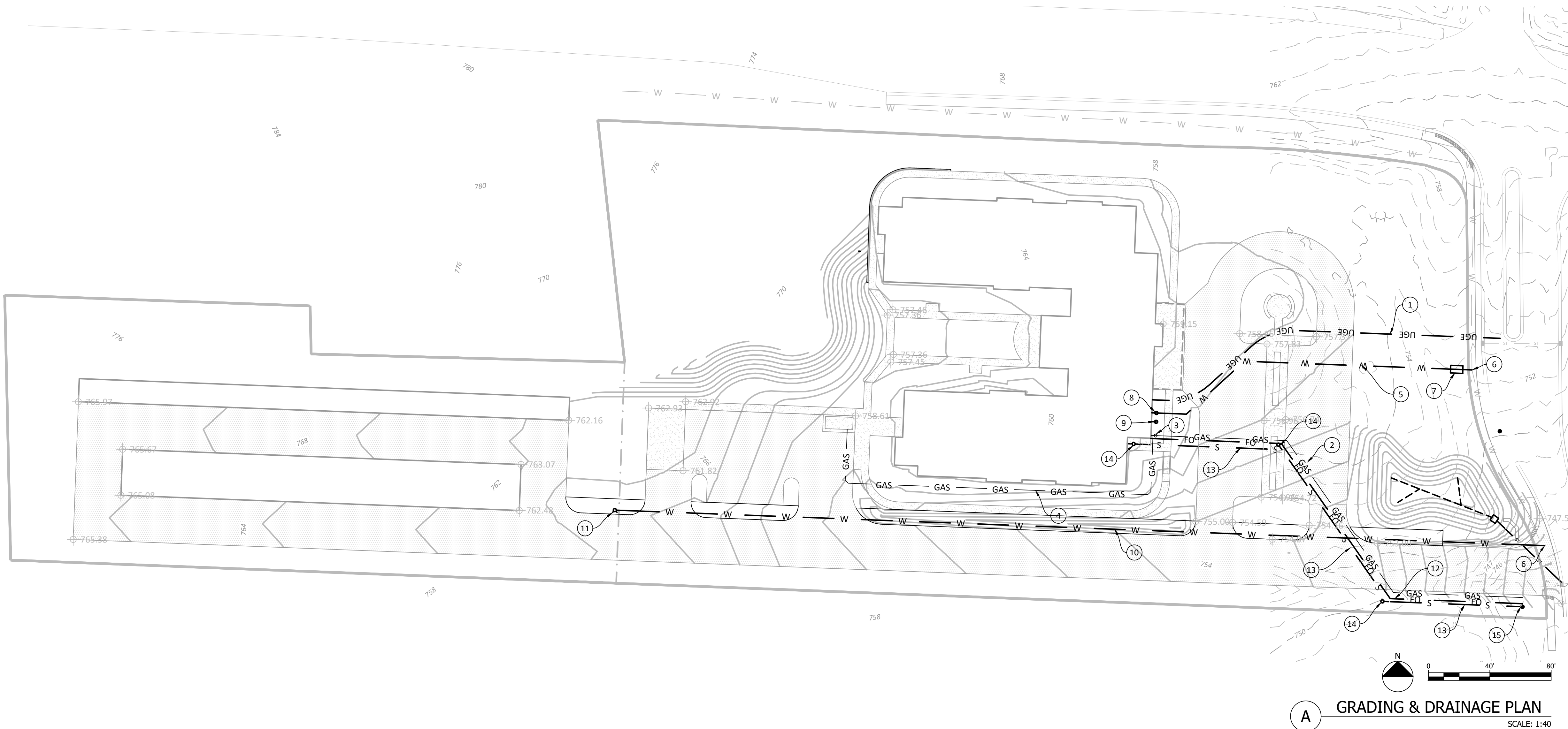
REVISIONS:

PLAN SET: PC APPLICATION
PRINT DATE: 10/05/2020
DRAWN BY: C. MOSS
DESIGNED BY: C. MOSS
REVIEWED BY: C. MOSS

DRAWING TITLE:
**GRADING &
DRAINAGE
DETAILS**

DRAWING NO.
C4.02

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LEGEND:

TC	TOP OF CURB
BC	BOTTOM OF CURB
FF	FINISHED FLOOR
W	WATER LINE
S	SANITARY LINE
ST	STORM LINE

PLAN NOTES:

1. ELECTRICAL SERVICE LINE, UNDERGROUND - COORDINATE WITH DUKE ENERGY
2. NATURAL GAS SERVICE LINE, SIZE BY VECTREN - COORDINATE WITH VECTREN
3. GAS METER - COORDINATE WITH VECTREN
4. GAS LINE FOR GENERATOR - SIZE AND SPEC BY GENERATOR DESIGNER
5. COMBINED DOMESTIC AND FIRE SERVICE WATER LINE, 4" AWWA C151 ANSI A21.52 PC350 DIP AND FITTINGS WITH POLYETHYLENE ENCASEMENT
6. TAP EXISTING LINE - COORDINATE WITH ELLETTSVILLE UTILITIES
7. DUAL FIRE/DOMESTIC METER, SIZE PER ELLETTSVILLE UTILITIES - REFER TO DETAIL A/C5.02
8. POST INDICATOR VALVE - REFER TO DETAIL B/C5.02
9. FIRE DEPARTMENT CONNECTION - REFER TO DETAIL C/5.02
10. WATER LINE, 6" AWWA C151 ANSI A21.52 PC350 DIP AND FITTINGS WITH POLYETHYLENE ENCASEMENT
11. FIRE HYDRANT - REFER TO DETAIL D/C5.02
12. FIBER/COMMUNICATIONS LINE - COORDINATE WITH SMITHVILLE TELEPHONE
13. SANITARY SEWER LATERAL, 6" ASTM D-3034 SDR 35 PVC PIPE AND FITTINGS
14. CLEANOUT - REFER TO DETAIL E/C5.02
15. CORE DRILL EXISTING MANHOLE TO ACCEPT NEW SANITARY MAIN, CONNECT WITH KOR-N-SEAL FLEXIBLE BOOT CONNECTOR OR APPROVED EQUAL

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AT LEAST 2 FULL WORKING DAYS BEFORE YOU DIG
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OR VISIT

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PER INDIANA STATE LAW IC8-1-26.

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REVISIONS:

PLAN SET: PC APPLICATION
PRINT DATE: 10/05/2020
DRAWN BY: C. MOSS
DESIGNED BY: C. MOSS
REVIEWD BY: C. MOSS

DRAWING TITLE:
UTILITY
PLAN

DRAWING NO.
C5.01

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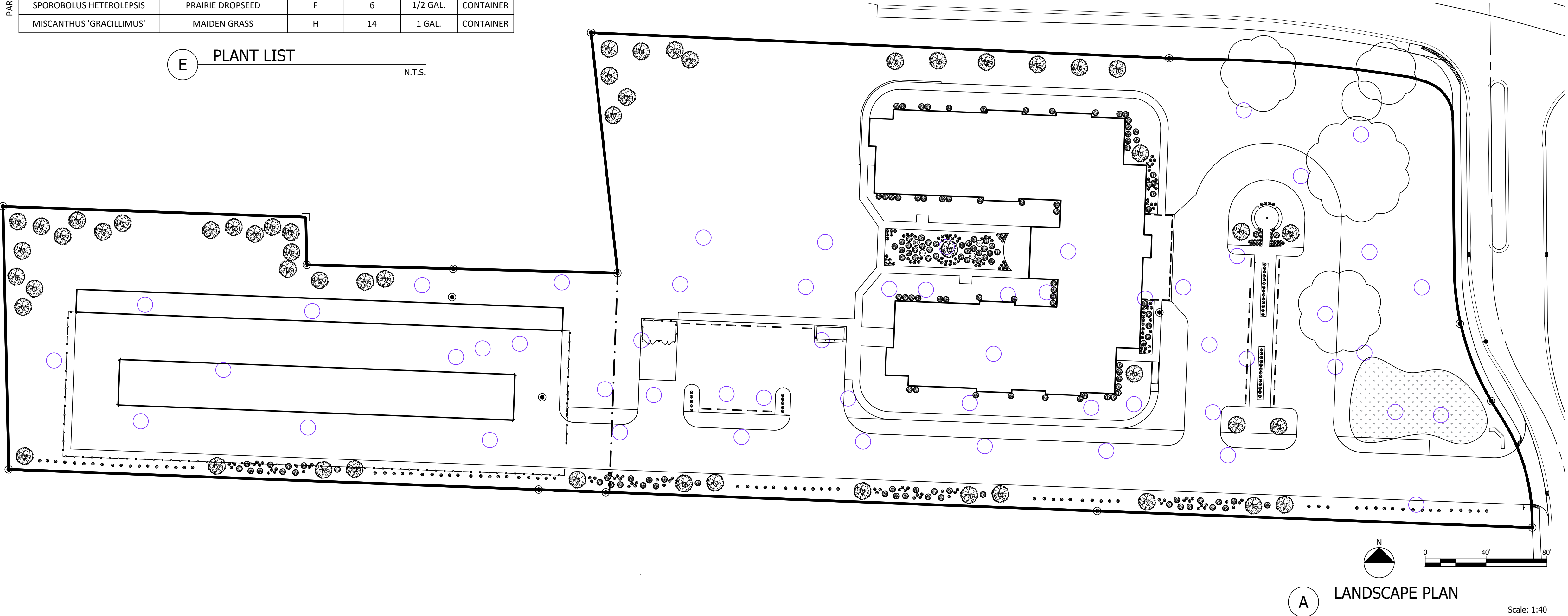
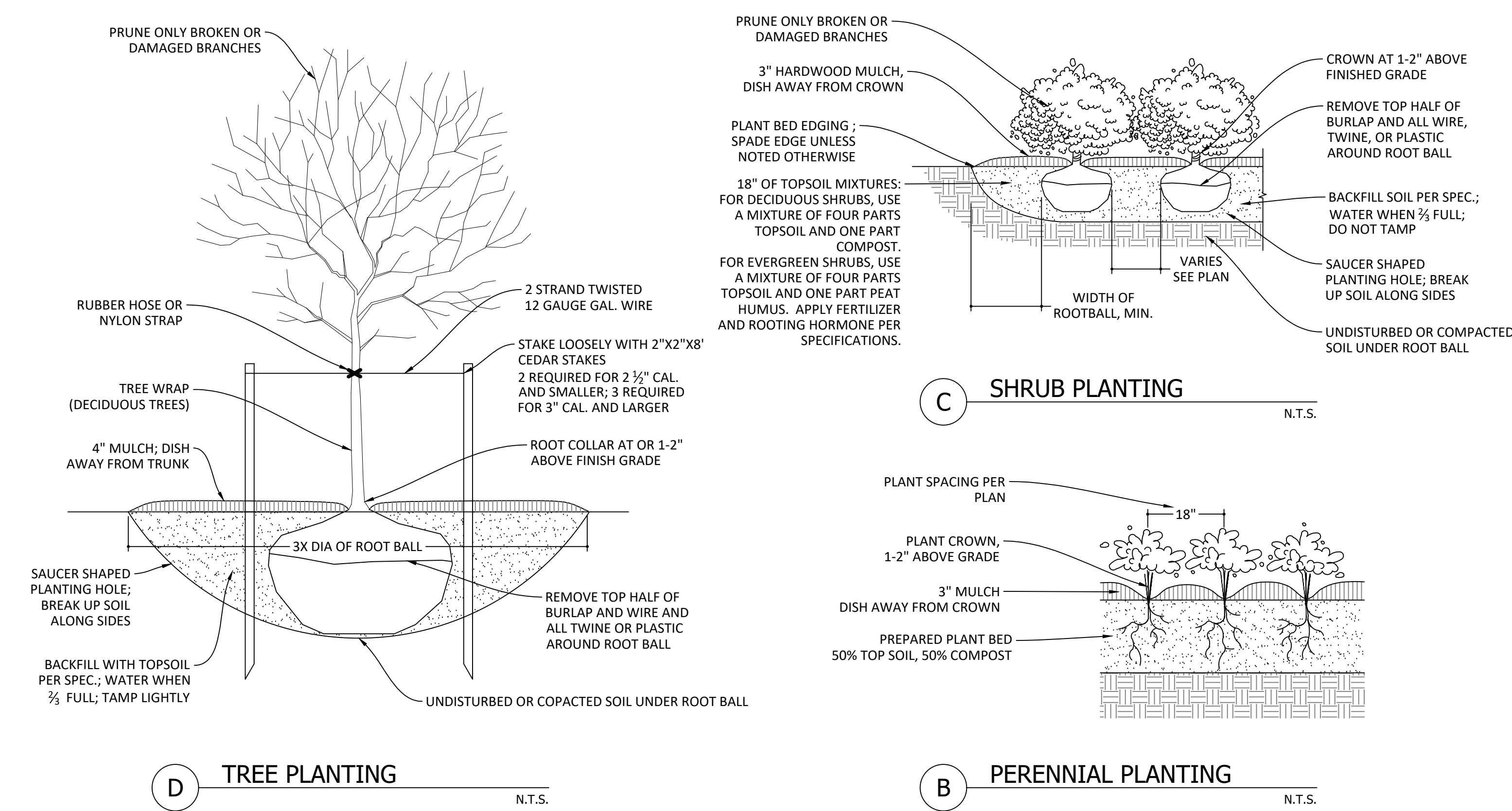
BOTANICAL NAME	COMMON NAME	CODE	QTY	SIZE	COND.
CORNUS FLORIDA	WHITE DOGWOOD	T1	4	2" CAL.	B&B
CERCIS CANADENSIS	REDBUD	T2	6	2" CAL.	B&B
TSUGA CANADENSIS	EASTERN HEMLOCK	T3	8	2" CAL.	B&B
JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	T4	2	2" CAL.	B&B
ACER SACCHARUM	SUGAR MAPLE	T5	5	2" CAL.	B&B
PINUS STROBUS	WHITE PINE	T6	11	2" CAL.	B&B
QUERCUS RUBRA	NORHERN RED OAK	T7	3	2" CAL.	B&B
PRUNUS AMERICANA	AMERICAN PLUM	T8	6	2" CAL.	B&B
THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	AA	8	3 GAL.	CONTAINER
JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	BB	8	3 GAL.	CONTAINER
JUNIPERUS SCOPULORUM	SKYROCKET JUNIPER	DD	8	3 GAL.	CONTAINER
PHYSOCARPUS OPULIFOLIUS	NINEBARK	FF	16	3 GAL.	CONTAINER
CALAMAGROSTIS X ACUTIFLORA 'KARL FOESTER'	KARL FOESTER FEATHER REED GRASS	A	40	1 GAL.	CONTAINER
MISCANTHUS 'GRACILLIMUS'	MAIDEN GRASS	H	98	1 GAL.	CONTAINER

CORNUS FLORIDA	WHITE DOGWOOD	T1	3	2" CAL.	B&B
THUJA OCCIDENTALIS	AMERICAN ARBORVITAE	AA	24	3 GAL.	CONTAINER
JUNIPERUS CHINENSIS 'BLUE POINT'	BLUE POINT JUNIPER	BB	8	3 GAL.	CONTAINER
LINDERA BENZOIN	SPICEBUSH	CC	30	3 GAL.	CONTAINER
JUNIPERUS SCOPULORUM	SKYROCKET JUNIPER	DD	6	3 GAL.	CONTAINER
RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	EE	17	3 GAL.	CONTAINER
PHYSOCARPUS OPULIFOLIUS	NINEBARK	FF	4	3 GAL.	CONTAINER
PICEA ABIES 'NIDIFORMIS'	BIRD'S NEST SPRUCE	GG	4	1 GAL.	CONTAINER
CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	GOLDEN MOP DWARF THREADLEAF FALSE CYPRESS	HH	8	1 GAL.	CONTAINER
CALAMAGROSTIS X ACUTIFLORA 'KARL FOESTER'	KARL FOESTER FEATHER REED GRASS	A	8	1 GAL.	CONTAINER
PEROVSKIA ATRIPLICIFOLIA 'DENIM 'N LACE'	DENIM 'N LACE RUSSIAN SAGE	B	8	1 GAL.	CONTAINER
SCHIZACHYRIUM SCOPARIUM	LITTLE BLUE STEM	C	10	1/2 GAL.	CONTAINER
RUDBECKIA FULGIDA SPECIOSA	SHOWY BLACK-EYED SUSAN	D	20	1/2 GAL.	CONTAINER
SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED	F	24	1/2 GAL.	CONTAINER
ERAGROSTIS SPECTABILIS	PURPLE LOVE GRASS	G	29	1/2 GAL.	CONTAINER

CORNUS FLORIDA	WHITE DOGWOOD	T1	4	2" CAL.	B&B
RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	EE	2	3 GAL.	CONTAINER
CALAMAGROSTIS X ACUTIFLORA 'KARL FOESTER'	KARL FOESTER FEATHER REED GRASS	A	37	1 GAL.	CONTAINER
HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	E	8	1/2 GAL.	CONTAINER
SPOROBOLUS HETEROLEPSIS	PRAIRIE DROPSEED	F	6	1/2 GAL.	CONTAINER
MISCANTHUS 'GRACILLIMUS'	MAIDEN GRASS	H	14	1 GAL.	CONTAINER

E PLANT LIST

N.T.S.



GENERAL NOTES:

- ALL PLANT MATERIAL SHALL ARRIVE ONSITE IN A HEALTHY, VIGOROUS CONDITION AND BE FREE OF PESTS AND DISEASE.
- ALL PLANTS SHALL BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST, OR AS SPECIFIED BY OWNER/DEVELOPER.
- ALL TREES SHALL BE STRAIGHT-TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL TREES SHALL BE GUYED OR STAKED PLUMB AS SHOWN IN THE DETAILS.
- ALL PLANTING BEDS SHALL BE SPADE CUT UNLESS SPECIFIED OTHERWISE. TREES TO HAVE A 6" DIAMETER MULCH RING UNLESS SPECIFIED OTHERWISE.
- ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION. PLANTING LOCATIONS MAY REQUIRE ADJUSTMENTS IN FIELD TO AVOID OVERHEAD AND UNDERGROUND UTILITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES AND SPECIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING AND LAWN AREAS INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, PRUNING, FERTILIZING, ETC., UNTIL WORK IS ACCEPTED IN FULL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- THE OWNER SHALL APPROVE THE STAKING LOCATION OF ALL PLANT MATERIAL PRIOR TO INSTALLATION.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST OR DRIP IRRIGATION SYSTEM PRIOR TO INSTALLATION. WATER ALL SPECIMENS WITHIN 24 HOURS OF PLANTING.
- ANY NEW OR TRANSPLANTED PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOLIATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY AND SIZE TO MEET ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ANY PLANT OR OTHER LANDSCAPE MATERIAL SUBSTITUTIONS INSTALLED WITHOUT DESIGNER AND/OR OWNER APPROVAL SHALL BE REPLACED AT CONTRACTOR'S EXPENSE. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER BEFORE, DURING AND AFTER INSTALLATION.
- ALL DISTURBED AREAS NOT INCLUDED IN LANDSCAPE MULCH BEDS ARE TO BE DEBRIS-RAKED AND FINED-GRADED AS NEEDED, THEN MULCH SEEDED (OR SODDED, PER PLAN) AND WATERED UNTIL A HEALTHY STAND OF TURF OR OTHER PERMANENT GROUND COVER IS ESTABLISHED. SEED MIX TO BE AS FOLLOWS:
 - 50 PERCENT KENTUCKY BLUEGRASS (POA PRATENSIS).
 - 30 PERCENT CHEWINGS RED FESCUE (FESTUCA RUBRA VARIETY).
 - 10 PERCENT PERENNIAL RYEGRASS (LOLIUM PERENNE).
 - 10 PERCENT REDTOP (AGROSTIS ALBA).

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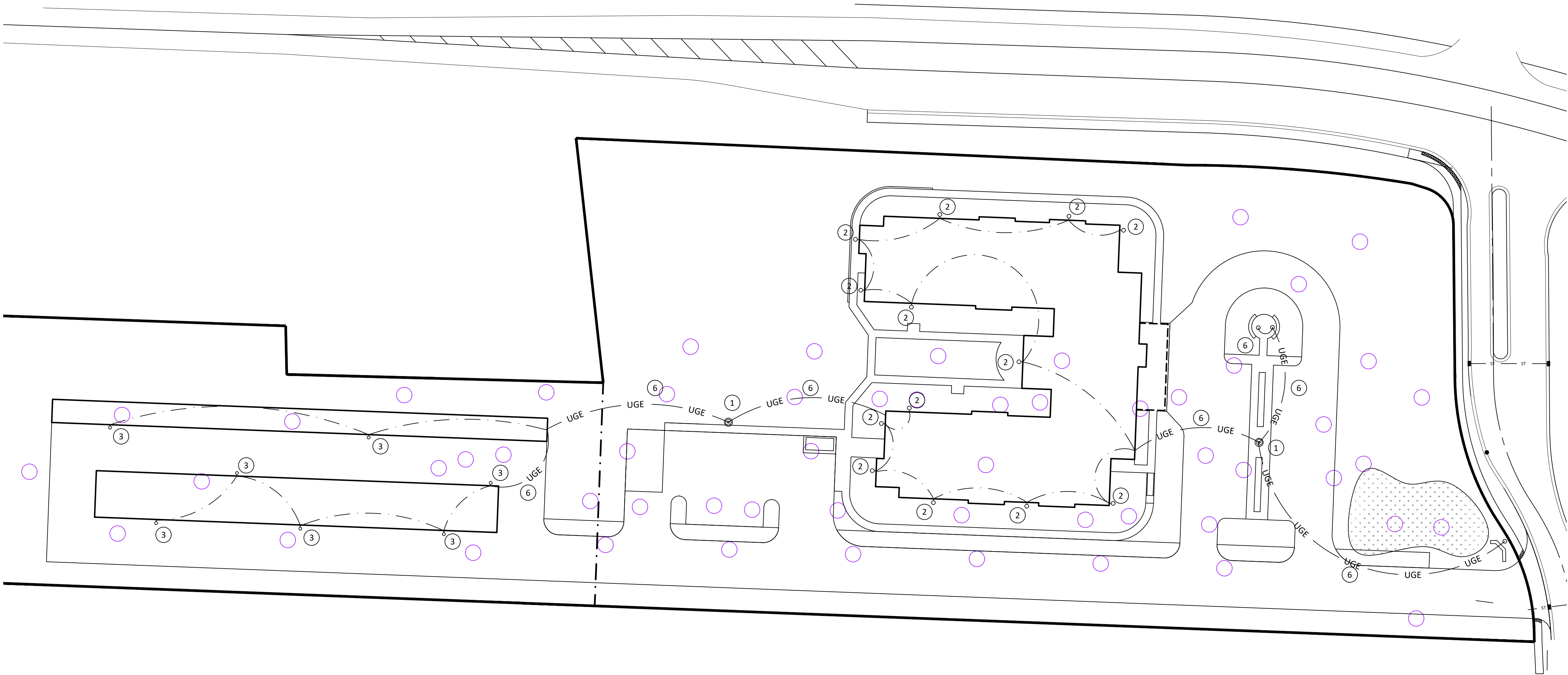
REVISIONS:

PLAN SET: OWNER REVIEW
PRINT DATE: 10/02/2020
DRAWN BY: J. UNDERWOOD
DESIGNED BY: J. UNDERWOOD
REVIEWED BY: C. MOSS

DRAWING TITLE:
**SITE
LANDSCAPE
PLAN**

DRAWING NO.
C6.01

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A PHOTOMETRY PLAN
Scale: 1:20

GENERAL NOTES:

1. PLAN SHOWS PROPOSED EXTERIOR LIGHT FIXTURE LAYOUT AND ILLUMINANCE CALCULATIONS.
2. ALL CIRCUIT CONDUCTORS #12 AWG THWN CU UNLESS NOTED OTHERWISE.

LEGEND:

- POLE-MOUNTED LIGHT FIXTURE
- CALCULATED ILLUMINANCE POINT (IN LUX)
- CALCULATED ILLUMINANCE LINE (IN LUX)
- UGE — NEW UNDERGROUND POWER

PLAN NOTES:

1. **POLE-MOUNTED LIGHT FIXTURE:**
FIXTURE: LITHONIA RADPT LED P5 SYM MVOLT
RADPT 20 DDBXD OR APPROVED EQUAL
POLE: LITHONIA RSS 16 38 T20 DDBXD OR
APPROVED EQUAL
2. **WALL-MOUNTED LIGHT FIXTURE:**
FIXTURE: WDGE2 LED P4 40K 90CRI VW MVOLT
DDBXD OR APPROVED EQUAL
3. **WALL-MOUNTED LIGHT FIXTURE:**
FIXTURE: WDGE2 LED P3 40K 90CRI VW MVOLT
DDBXD OR APPROVED EQUAL
4. **GROUND-MOUNTED SPOT LIGHT FIXTURE:**
FIXTURE: LITHONIA OLBS 8 50K DDB
5. **GROUND-MOUNTED FLOOD LIGHT FIXTURE:**
FIXTURE: LITHONIA OLBF 8 50K DDB
6. **ELECTRICAL UNDERGROUND BRANCH CIRCUIT:**
(2) # 10 AWG THHN STRND CU CONDUCTORS
(1) # 10 AWG THHN STRND CU GRND CONDUCTOR
(1) 1" SCHEDULE 40 PVC CONDUIT BURIED AT 24"
BELOW FINISH GRADE

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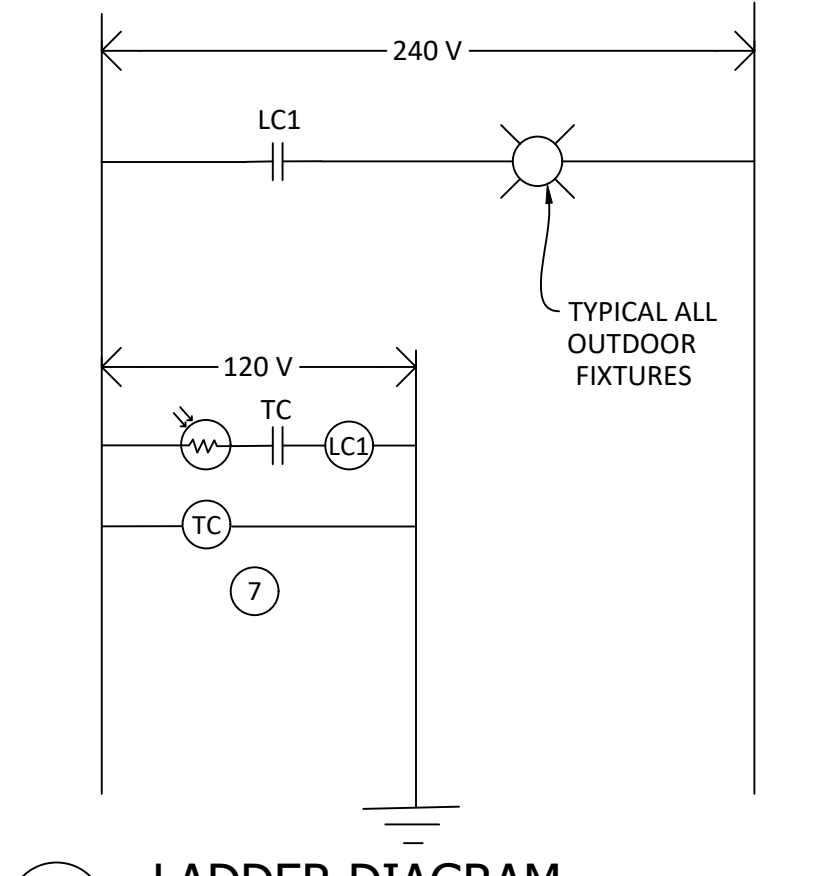
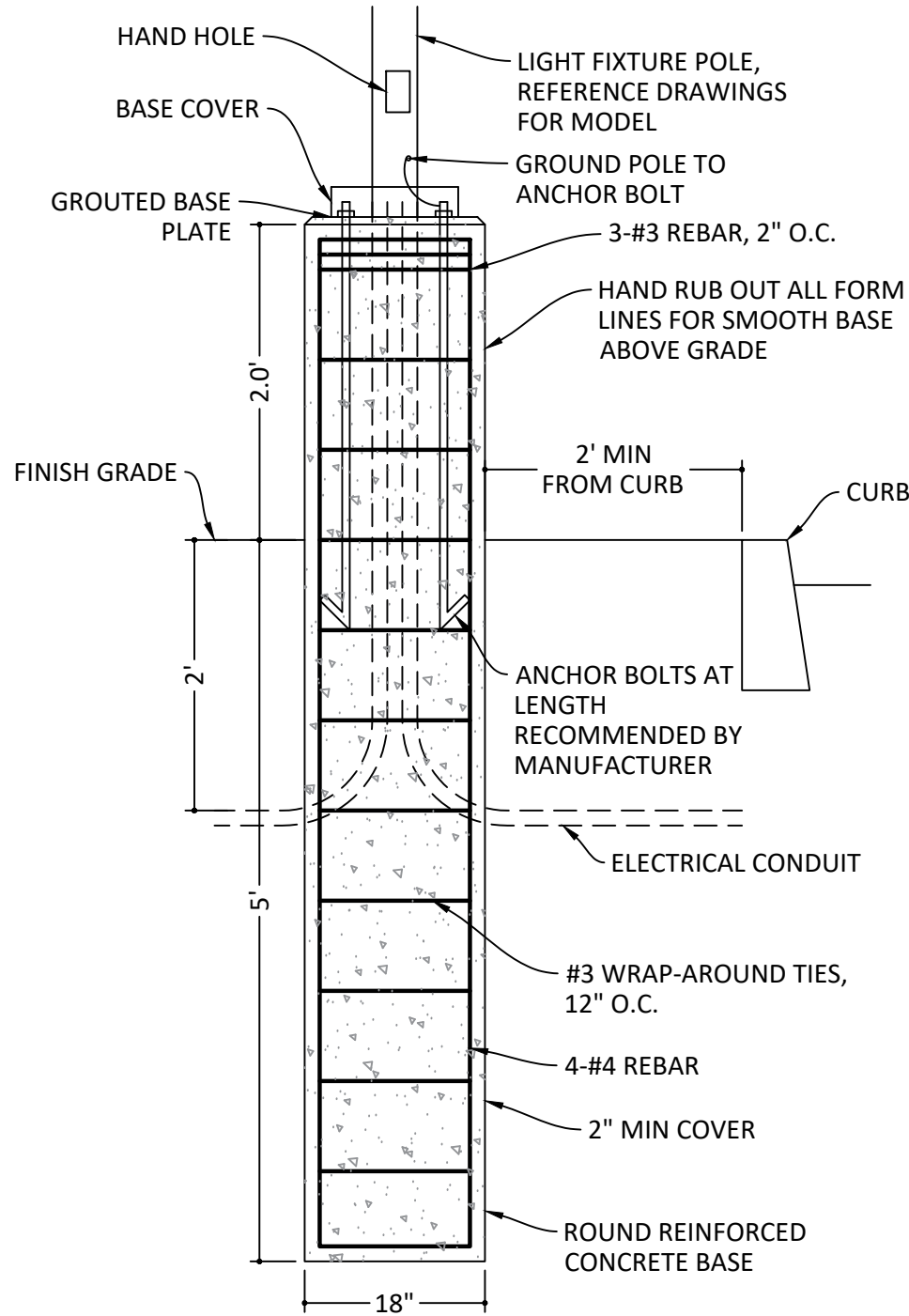
Nathan D. Abram

REVISIONS:

PLAN SET: PC APPLICATION
PRINT DATE: 10/05/2020
DRAWN BY: N. ABRAM
DESIGNED BY: N. ABRAM
REVIEWED BY: N. ABRAM

DRAWING TITLE:
**SITE
LIGHTING
PLAN**

DRAWING NO.
E1.02



E LIGHT POLE BASE
N.T.S.

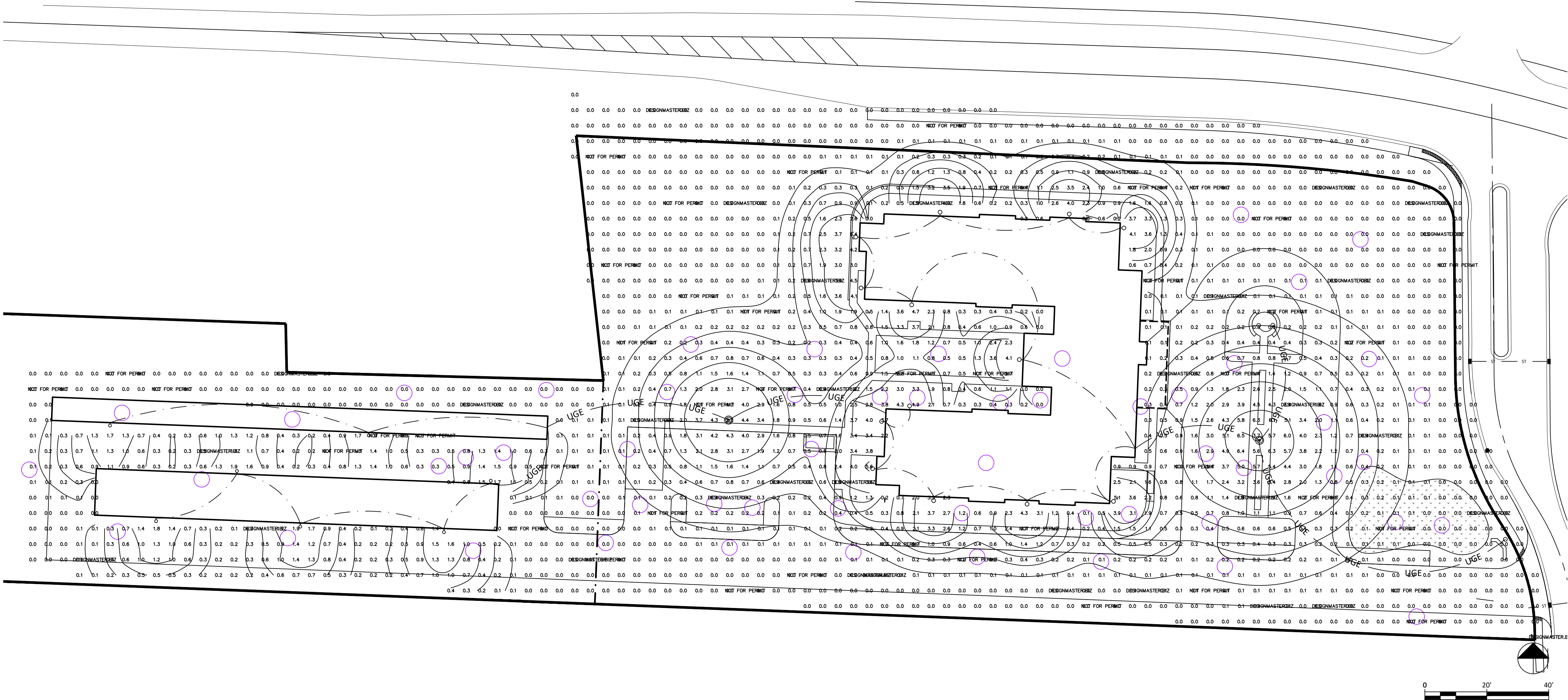
D LADDER DIAGRAM
N.T.S.

GENERAL NOTES:

1. PLAN SHOWS PROPOSED EXTERIOR LIGHT FIXTURE LAYOUT AND ILLUMINANCE CALCULATIONS.

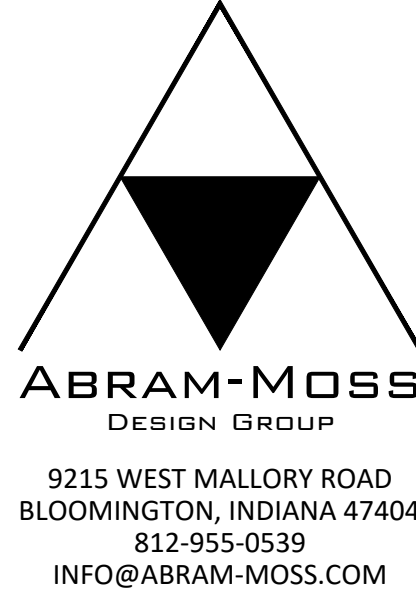
LEGEND:

- POLE-MOUNTED LIGHT FIXTURE
- CALCULATED ILLUMINANCE POINT (IN FOOTCANDLES)
- CALCULATED ILLUMINANCE LINE (IN FOOTCANDLES)



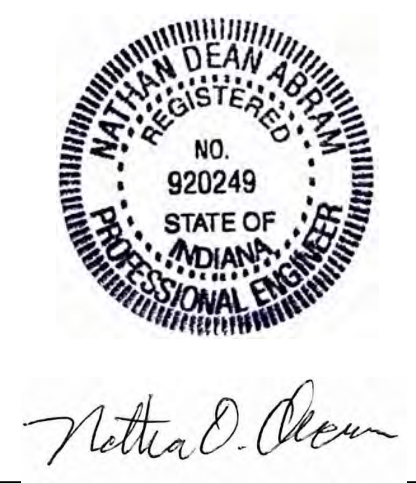
A PHOTOMETRY PLAN

Scale: 1:20



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REVISIONS:

NO.	DESCRIPTION
1	

PLAN SET: PC APPLICATION
PRINT DATE: 10/05/2020
DRAWN BY: N. ABRAM
DESIGNED BY: N. ABRAM
REVIEWED BY: N. ABRAM

DRAWING TITLE:
SITE
LIGHTING
PLAN

DRAWING NO.
E1.02