

PRELIMINARY SITE DESIGN DOCUMENTS

FOR

KENSINGTON WAY DEVELOPMENT

MCCORDSVILLE, INDIANA

ENGINEER



STANTEC CONSULTING SERVICES, INC.
 5778 WEST 74TH STREET
 INDIANAPOLIS, INDIANA, 46278-1754
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ARCHITECT



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VICINITY MAP
 NOT TO SCALE



PROJECT LOCATION
 CITY: MCCORDSVILLE
 COUNTY: HANCOCK

THIS PLANSET CONTAINS 38 SHEETS

Sheet Number	Sheet Title
C-001	COVER SHEET
C-002	EXISTING CONDITIONS
C-003	REMOVALS AND PRECONSTRUCTION EROSION CONTROL PLAN
C-101	SITE PLAN
C-201	POST-CONSTRUCTION STABILIZATION PLAN
C-202	SWPPP
C-301	OVERALL GRADING PLAN
C-302	NORTHWEST GRADING PLAN
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C-304	SOUTHEAST GRADING PLAN
C-305	SOUTHWEST GRADING PLAN
C-401	UTILITY PLAN
C-501	STORM SEWER PLAN
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C-802	DETAILS
C-803	DETAILS
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C-810	DETAILS
C-811	DETAILS
C-812	DETAILS
C-813	DETAILS
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C-817	DETAILS
L-101	OVERALL LANDSCAPE PLAN
L-102	LANDSCAPE PLAN
L-103	LANDSCAPE PLAN
L-104	LANDSCAPE PLAN
L-105	LANDSCAPE PLAN
L-106	LANDSCAPE PLAN
L-801	LANDSCAPE DETAILS
L-802	LANDSCAPE DETAILS



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KENSINGTON GARDENS

NORTH KENSINGTON WAY,
 MCCORDSVILLE, IN

PROJECT TITLE

ISSUE NO.

1
2

DESCRIPTION:
DEVELOPMENT PLAN REVIEW
TAG COMMENT REVISIONS

DATE:
02/09/2024
03/08/2024

CERTIFICATION:

DATE:

PROJECT NO.: 193806723

DWN BY: PWS CHKD BY: MJS APPD BY: MAK

ISSUE DATE: 02/09/2024

ISSUE NO.: 1

SHEET TITLE:

COVER SHEET

SHEET NO.:

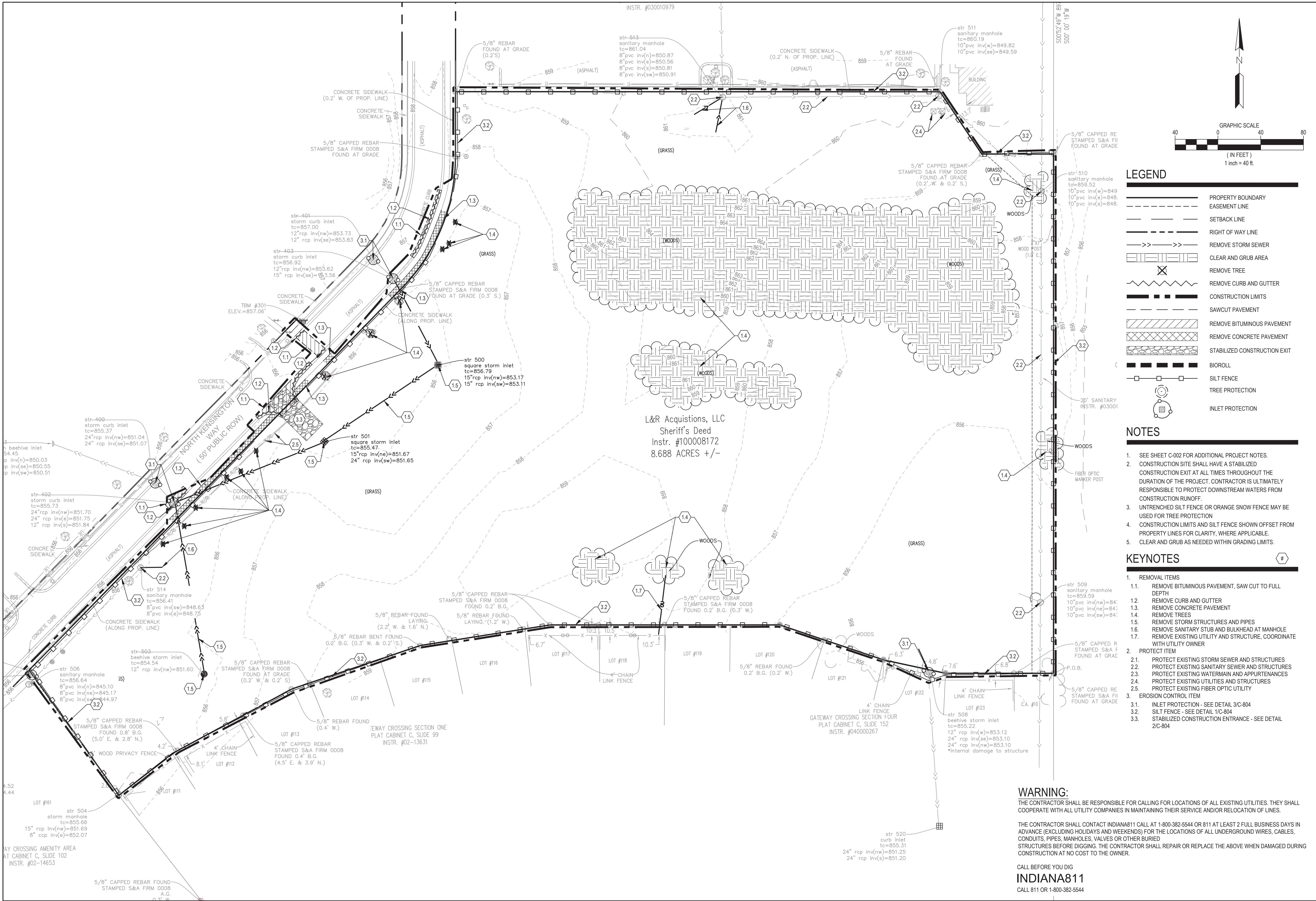
C-001

WARNING:

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KENSINGTON GARDENS

NORTH KENSINGTON WAY,
MCCORDSVILLE, IN

PROJECT TITLE

ISSUE NO.	DESCRIPTION
1	DEVELOPMENT PLAN REVIEW
2	TAC COMMENT REVISIONS

CERTIFICATION:

DATE	DESCRIPTION
10/20/2024	DEVELOPMENT PLAN REVIEW
10/08/2024	TAC COMMENT REVISIONS

PROJECT NO.: 193806723

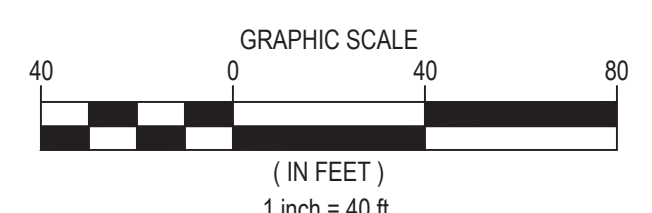
DWN BY: PWS CHKD BY: MJS APPD BY: MAK

ISSUE DATE: 02/09/2024

ISSUE NO.: 1

SHEET TITLE: REMOVALS AND PRECONSTRUCTION EROSION CONTROL PLAN

SHEET NO.: **C-003**



- LEGEND**
- PROPERTY BOUNDARY
 - - - EASEMENT LINE
 - - - SETBACK LINE
 - - - RIGHT OF WAY LINE
 - >>->>- REMOVE STORM SEWER
 - ▨ CLEAR AND GRUB AREA
 - ⊗ REMOVE TREE
 - ~ ~ ~ REMOVE CURB AND GUTTER
 - - - CONSTRUCTION LIMITS
 - ▨ SAWCUT PAVEMENT
 - ▨ REMOVE BITUMINOUS PAVEMENT
 - ▨ REMOVE CONCRETE PAVEMENT
 - ▨ STABILIZED CONSTRUCTION EXIT
 - ▨ BIOROLL
 - SILT FENCE
 - TREE PROTECTION
 - INLET PROTECTION

- NOTES**
- SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
 - CONSTRUCTION SITE SHALL HAVE A STABILIZED CONSTRUCTION EXIT AT ALL TIMES THROUGHOUT THE DURATION OF THE PROJECT. CONTRACTOR IS ULTIMATELY RESPONSIBLE TO PROTECT DOWNSTREAM WATERS FROM CONSTRUCTION RUNOFF.
 - UNTRENCHED SILT FENCE OR ORANGE SNOW FENCE MAY BE USED FOR TREE PROTECTION
 - CONSTRUCTION LIMITS AND SILT FENCE SHOWN OFFSET FROM PROPERTY LINES FOR CLARITY, WHERE APPLICABLE.
 - CLEAR AND GRUB AS NEEDED WITHIN GRADING LIMITS.

- KEYNOTES**
- REMOVAL ITEMS
 - REMOVE BITUMINOUS PAVEMENT, SAW CUT TO FULL DEPTH
 - REMOVE CURB AND GUTTER
 - REMOVE CONCRETE PAVEMENT
 - REMOVE TREES
 - REMOVE STORM STRUCTURES AND PIPES
 - REMOVE SANITARY STUB AND BULKHEAD AT MANHOLE
 - REMOVE EXISTING UTILITY AND STRUCTURE, COORDINATE WITH UTILITY OWNER
 - PROTECT ITEM
 - PROTECT EXISTING STORM SEWER AND STRUCTURES
 - PROTECT EXISTING SANITARY SEWER AND STRUCTURES
 - PROTECT EXISTING WATERMAIN AND APPURTENANCES
 - PROTECT EXISTING UTILITIES AND STRUCTURES
 - PROTECT EXISTING FIBER OPTIC UTILITY
 - EROSION CONTROL ITEM
 - INLET PROTECTION - SEE DETAIL 3/C-804
 - SILT FENCE - SEE DETAIL 1/C-804
 - STABILIZED CONSTRUCTION ENTRANCE - SEE DETAIL 2/C-804

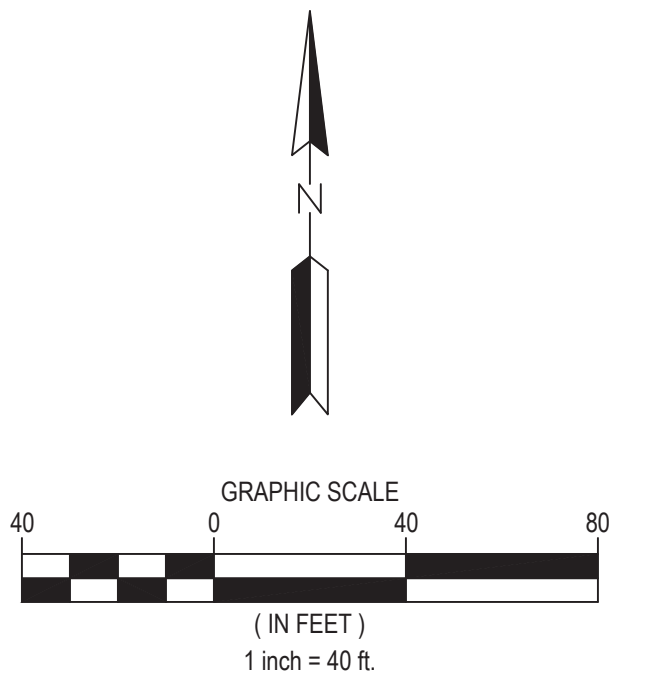
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SITE ANALYSIS TABLE			
SITE INFORMATION			
ADDRESS	KENSINGTON WAY, NOBLESVILLE, INDIANA		
SUBJECT PROPERTY TOTAL AREA	±8.69 AC		
EXISTING ZONING	PUD		
PROPOSED ZONING	PUD		
PROPOSED USE	MULTI-FAMILY RESIDENTIAL		
LOT AREA SUMMARY			
LOT NUMBER	TOTAL AREA (AC.)	IMPERVIOUS AREA (AC.)	PERVIOUS AREA (AC.)
1	±8.69	±5.01	±3.68
BUILDING SUMMARY			
UNIT TYPE	# OF UNITS	# OF BEDROOMS	
SINGLE BEDROOM	48	48	
DOUBLE BEDROOM	80	160	
TOTAL	128	208	
GREENSPACE SUMMARY			
	CODE REQUIREMENT	PROPOSED	
PERVIOUS AREA	30.68 AC	32.15 AC	
SETBACK SUMMARY			
SETBACK	REQUIRED	PROPOSED	
FRONT YARD	21 Ft	21 Ft	
SIDE YARD	25 Ft	30 Ft	
REAR YARD	50 Ft	40 Ft	

PARKING SUMMARY		
TOTAL PARKING	CODE REQUIREMENT 2.5 STALLS PER UNIT (320 STALLS)	PROPOSED 261 STALLS
ADA PARKING		17 (VAN ACCESSIBLE)
ADA GARAGE PARKING	N/A	4
SURFACE PARKING		186
GARAGE PARKING	N/A	54



LEGEND

	PROPERTY BOUNDARY
	EASEMENT LINE
	SETBACK LINE
	RIGHT OF WAY LINE
	CURB AND GUTTER
D.U.S.&E	DRAINAGE, UTILITY, SANITARY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
	BITUMINOUS PAVEMENT
	BITUMINOUS PAVEMENT PATCH (ROW)
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	PROPOSED PARKING COUNT
	SIDEWALK ACCESSIBLE ROUTE

NOTES

- SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- DESIGNED BY OTHERS ITEMS SHOWN FOR REFERENCE ONLY. EXACT LOCATION, DETAIL, AND DESIGN BY OTHERS. COORDINATE WITH PROJECT PARTNERS TO OBTAIN RELATED CONSTRUCTION DOCUMENTS/DRAWINGS.

KEYNOTES

- STANTEC DESIGN ITEM
 - MATCH EXISTING
 - CONCRETE SIDEWALK - SEE DETAILS
 - PUBLIC CONCRETE SIDEWALK - SEE CITY DETAILS
 - CONCRETE PAVEMENT - SEE DETAILS
 - BITUMINOUS PAVEMENT - SEE DETAILS
 - PUBLIC BITUMINOUS PAVEMENT PATCH - SEE CITY DETAILS
 - 6" CONCRETE CURB AND GUTTER - SEE DETAILS
 - 4" CONCRETE ROLL CURB AND GUTTER - SEE CITY DETAILS
 - DRAINAGE SWALE WITH DRAINFITILE - SEE CITY DETAILS
 - ADA VAN ACCESSIBLE PARKING STALL W/ SIGN - SEE DETAILS
 - ADA ACCESSIBLE AISLE W/ SIGN - SEE DETAILS
 - NOT USED
 - 4" WHITE PAINT STRIPE (TYP.) - SEE DETAILS
 - ADA ACCESSIBLE CURB RAMP - SEE SHEETS
 - STOP SIGN - SEE DETAILS
 - ADA ACCESSIBLE CURB RAMP WITH TRUNCATED DOMES - SEE DETAILS
 - CROSSWALK STRIPING - SEE DETAILS
 - KENSINGTON WAY STREET LIGHT - SEE DETAILS
 - STREET LIGHT - SEE DETAILS
 - 8" YELLOW THERMOPLASTIC PAINT
- DESIGN BY OTHERS - SEE NOTE 2
 - DOOR LOCATION WITH STOOP, MAY HAVE STAIRS - SEE ARCHITECTURAL/STRUCTURAL PLANS
 - LIGHT POLE - SEE ELECTRICAL PLANS
 - TRASH ENCLOSURE WITH CONCRETE PAD - SEE ARCHITECTURAL/STRUCTURAL PLANS
 - PARKING GARAGE - SEE ARCHITECTURAL PLANS
 - MAILBOX KIOSK - SEE ARCHITECTURAL AND STRUCTURAL PLANS
 - MECHANICAL EQUIPMENT AND PAD - SEE MEP PLANS
 - DOG PARK AND FENCE - SEE ARCHITECTURAL PLANS
 - MONUMENT SIGN - SEE ARCHITECTURAL PLANS
 - KENSINGTON STREET LIGHTS - SEE ELECTRICAL PLANS
 - SEGMENTAL RETAINING WALL - DESIGN BUILD BY RETAINING WALL MANUFACTURER

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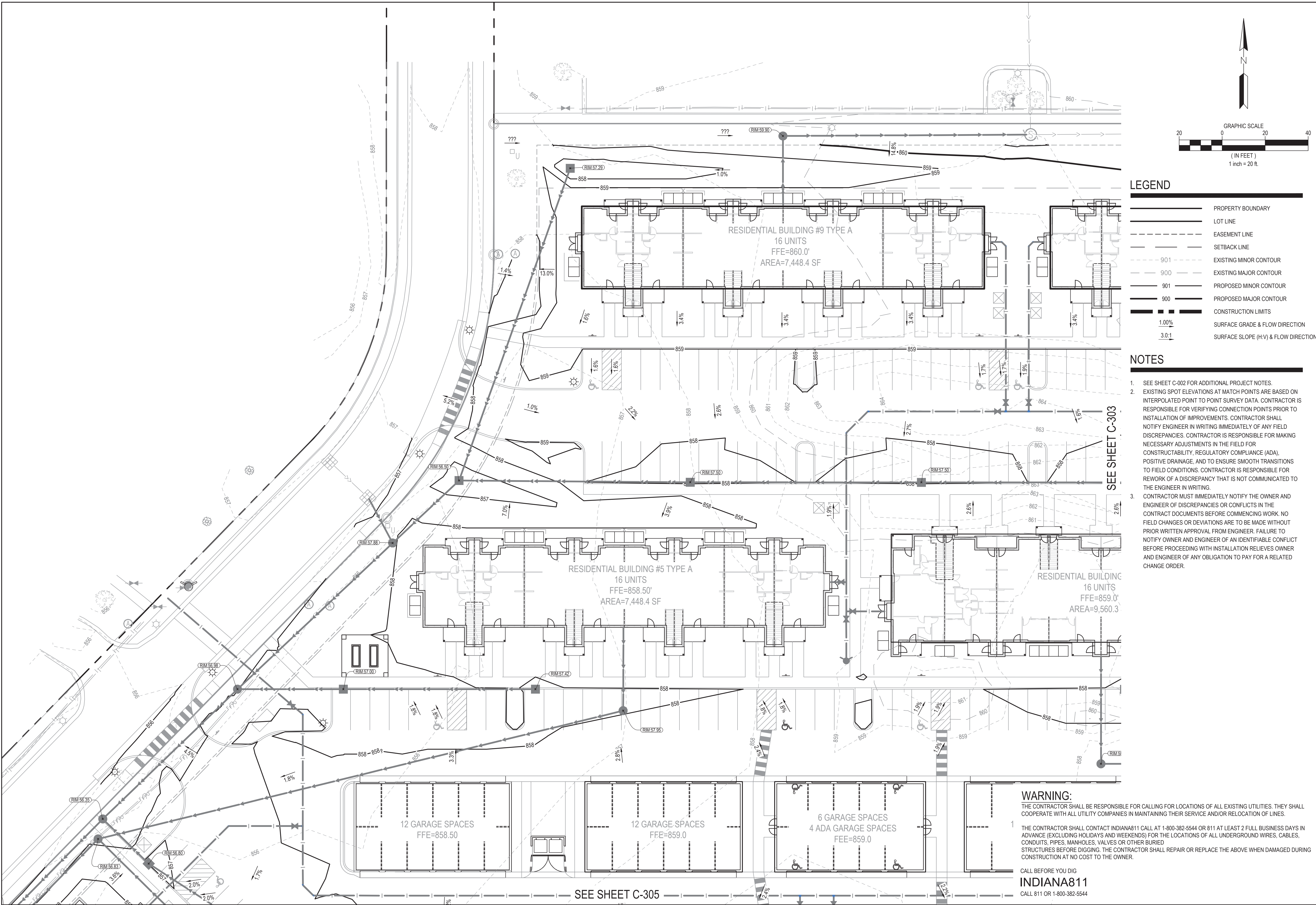
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KENSINGTON GARDENS
NORTH KENSINGTON WAY,
MCCORDSVILLE, IN

DATE	DESCRIPTION	ISSUE NO.	PROJECT TITLE
02/09/2024	DEVELOPMENT PLAN REVIEW	1	KENSINGTON GARDENS
03/08/2024	TAC COMMENT REVISIONS	2	

CERTIFICATION:		
FOR CONSTRUCTION		
PROJECT NO.:	193806723	
DWN BY:	CHKD BY:	APPD BY:
PWS	MJS	MAK
ISSUE DATE:	02/09/2024	
ISSUE NO.:	1	
SHEET TITLE:	SITE PLAN	
SHEET NO.:	C-101	



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KENSINGTON GARDENS
 NORTH KENSINGTON WAY,
 MCCORDSVILLE, IN

- LEGEND**
- PROPERTY BOUNDARY
 - LOT LINE
 - - - EASEMENT LINE
 - - - SETBACK LINE
 - - - 901 EXISTING MINOR CONTOUR
 - - - 900 EXISTING MAJOR CONTOUR
 - - - 901 PROPOSED MINOR CONTOUR
 - - - 900 PROPOSED MAJOR CONTOUR
 - CONSTRUCTION LIMITS
 - 1.00% SURFACE GRADE & FLOW DIRECTION
 - 3.0:1 SURFACE SLOPE (H:V) & FLOW DIRECTION

- NOTES**
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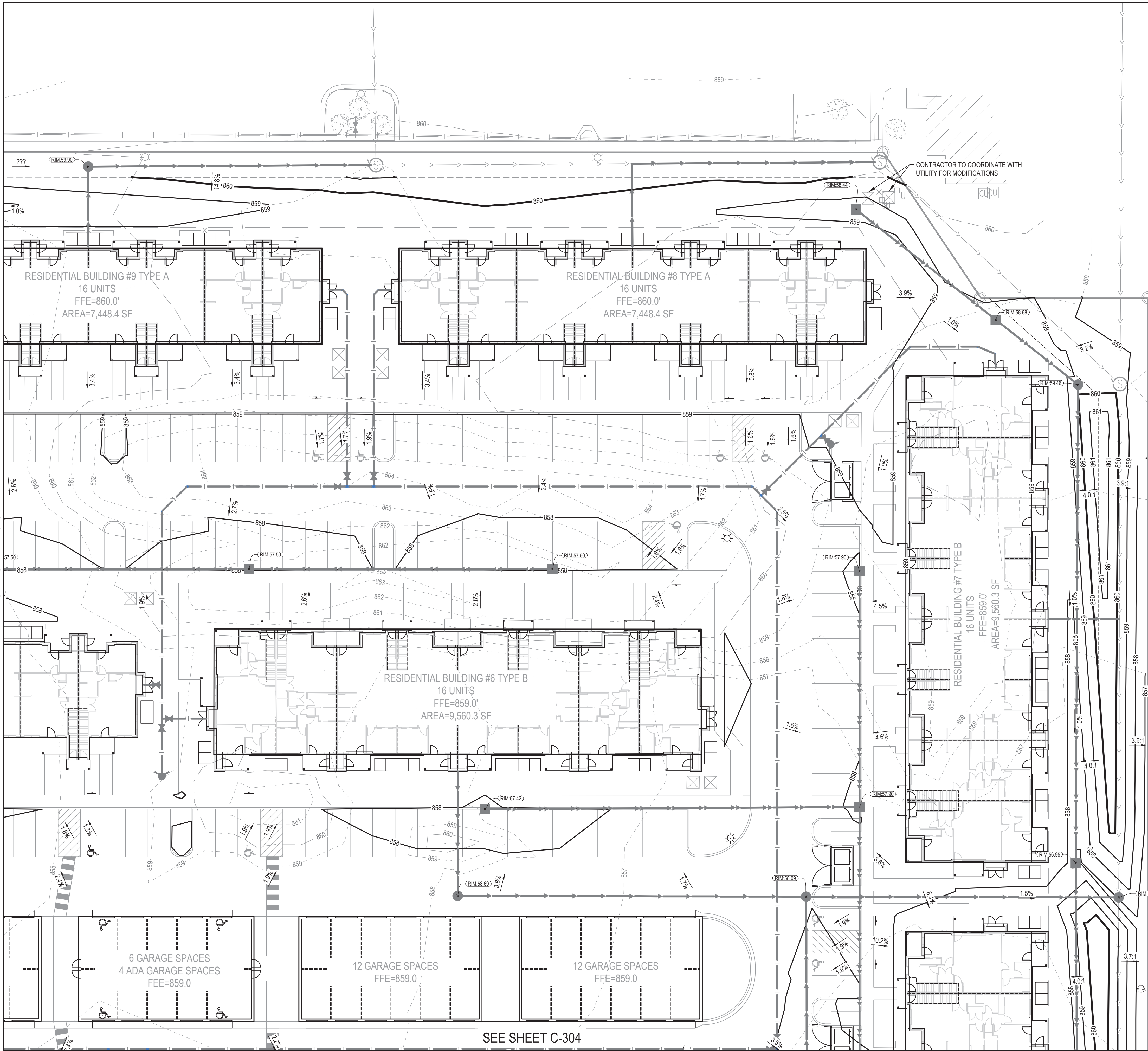
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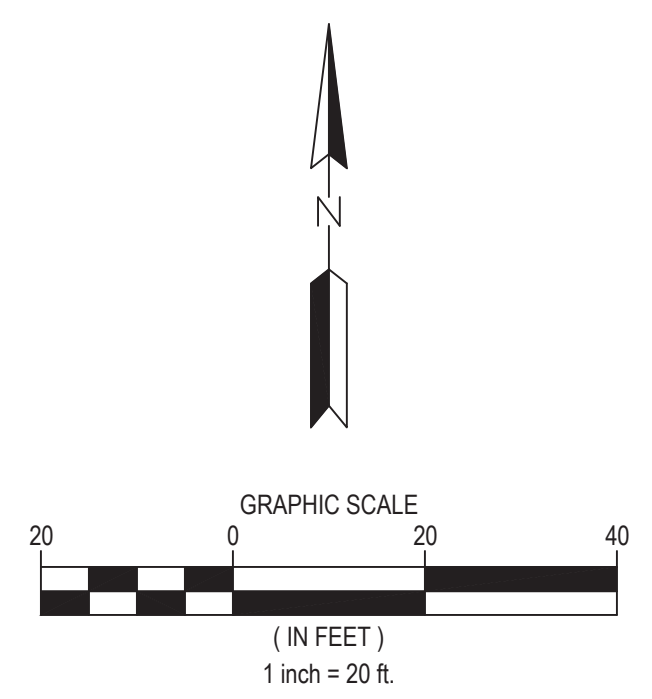
PROJECT TITLE:	KENSINGTON GARDENS	
ISSUE NO.:	1	2
DESCRIPTION:	DEVELOPMENT PLAN REVIEW	TAC COMMENT REVISIONS
DATE:	02/09/2024	03/08/2024
CERTIFICATION:	FOR CONSTRUCTION	
PROJECT NO.:	193806723	
DWN BY:	CHKD BY:	APPD BY:
PWS	MJS	MAK
ISSUE DATE:	02/09/2024	
ISSUE NO.:	1	
SHEET TITLE:	NORTHWEST GRADING PLAN	
SHEET NO.:	C-302	

SEE SHEET C-305

SEE SHEET C-303



S00°52'
S00° 0'



LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- CONSTRUCTION LIMITS
- SURFACE GRADE & FLOW DIRECTION
- SURFACE SLOPE (H:V) & FLOW DIRECTION

NOTES

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KENSINGTON GARDENS

NORTH KENSINGTON WAY,
 MCCORDSVILLE, IN

PROJECT TITLE	KENSINGTON GARDENS	
ISSUE NO.:	1	2
DESCRIPTION:	DEVELOPMENT PLAN REVIEW	TAC COMMENT REVISIONS
DATE:	10/28/2024	10/28/2024
CERTIFICATION:		

FOR CONSTRUCTION

PROJECT NO.: 193806723

DWN BY: PWS CHKD BY: MJS APPD BY: MAK

ISSUE DATE: 02/09/2024

ISSUE NO.: 1

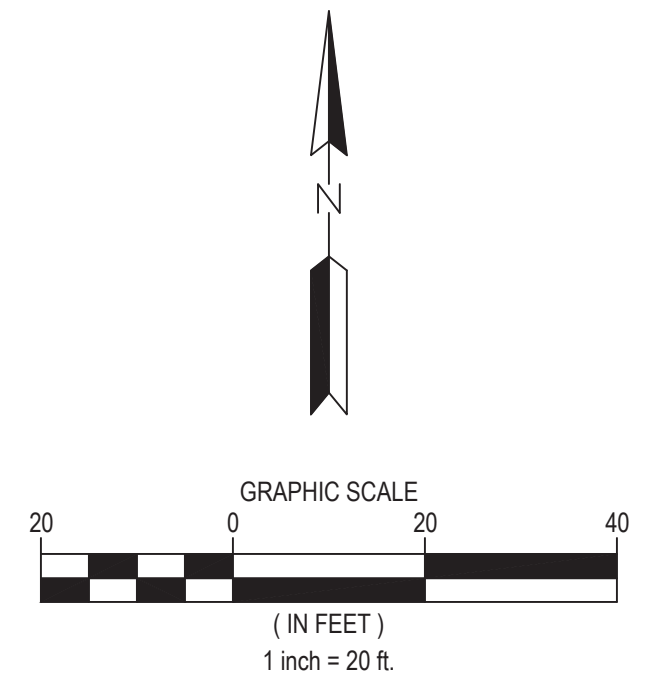
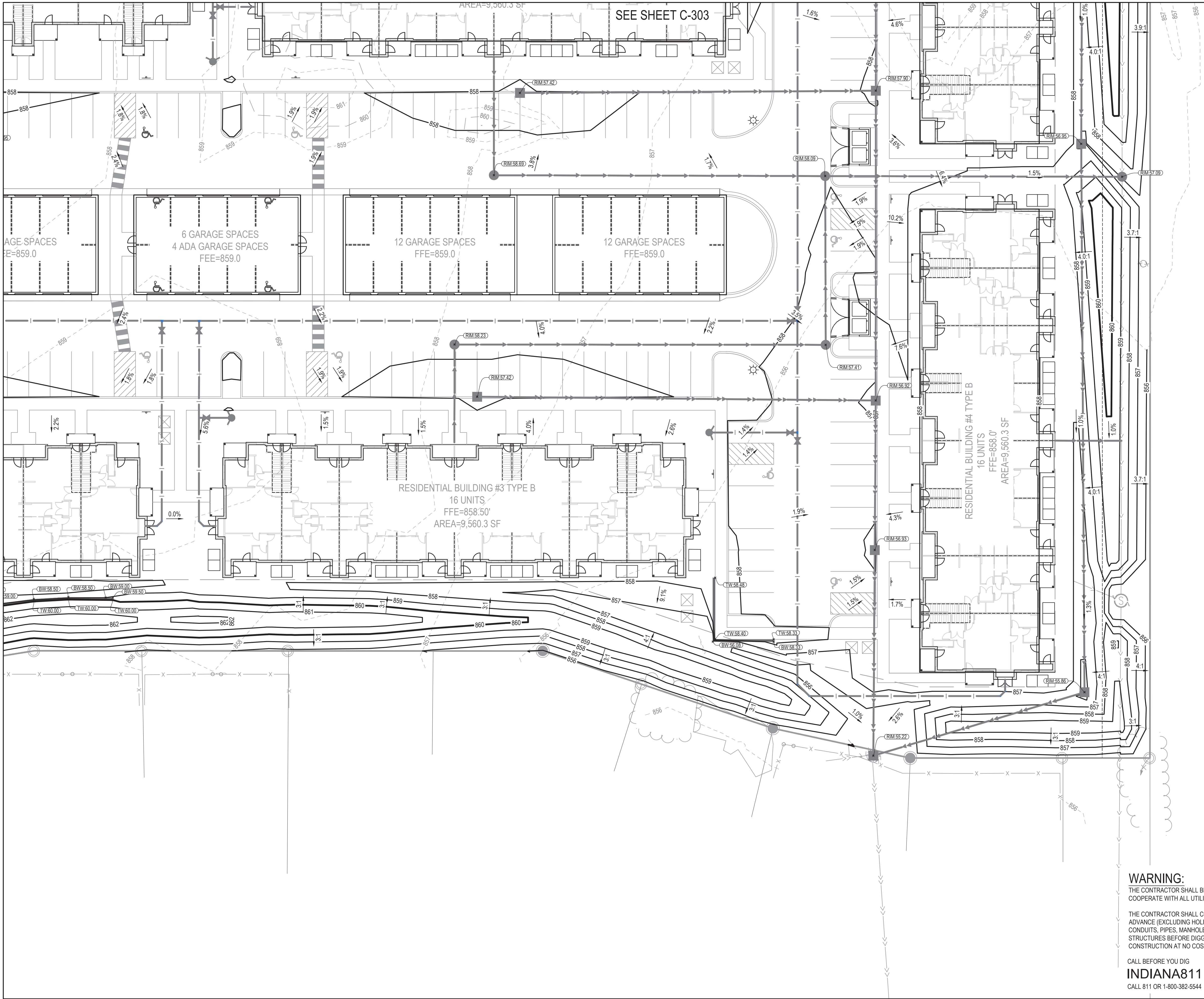
SHEET TITLE: NORTHEAST GRADING PLAN

SHEET NO.: **C-303**

3/20/24 11:17:27 AM

SEE SHEET C-305

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LEGEND

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03/08/2024	TAC COMMENT REVISIONS	2	

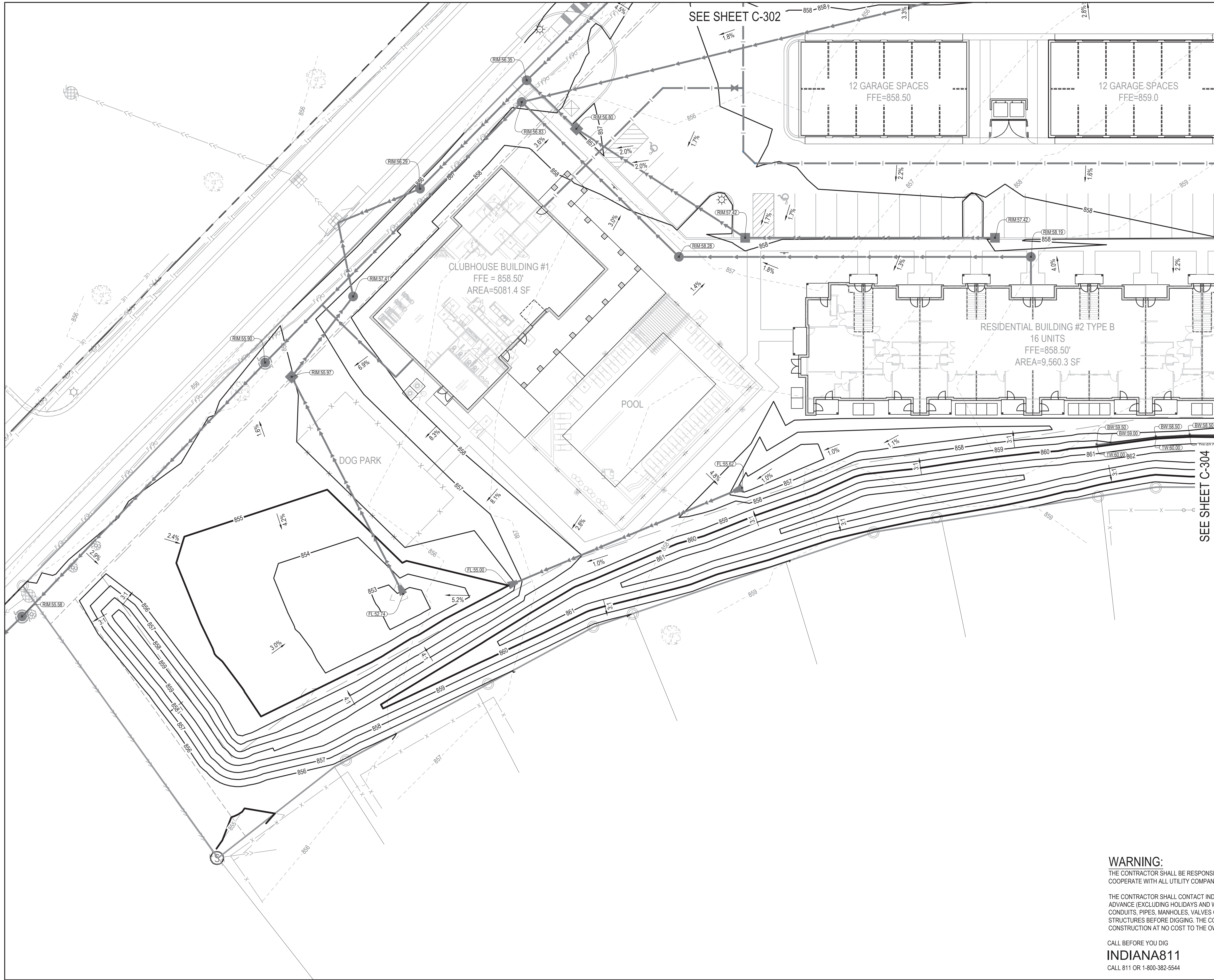
CERTIFICATION:

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DATE: _____

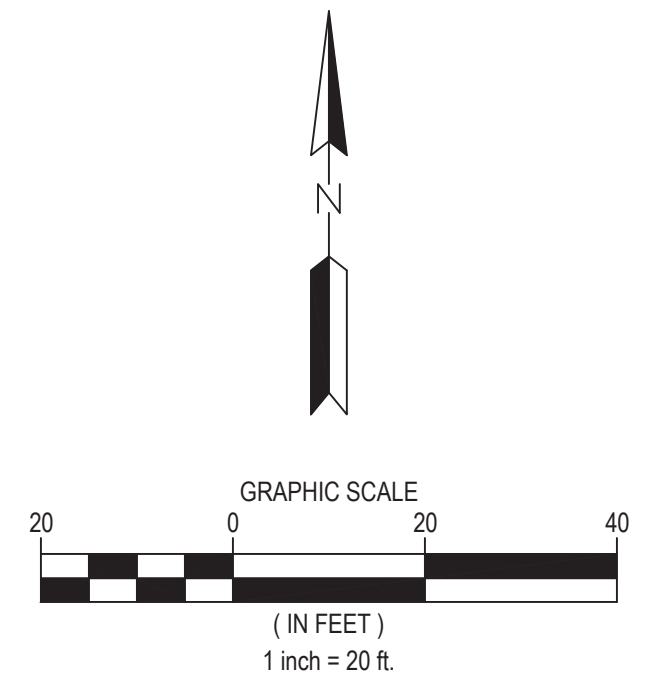
PROJECT NO.: 193806723

DWN BY: PWS	CHKD BY: MJS	APPD BY: MAK
ISSUE DATE: 02/09/2024	ISSUE NO.: 1	SHEET TITLE: SOUTHEAST GRADING PLAN
SHEET NO.: C-304		



SEE SHEET C-302

SEE SHEET C-304



LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- 901 EXISTING MINOR CONTOUR
- 900 EXISTING MAJOR CONTOUR
- 901 PROPOSED MINOR CONTOUR
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NOTES

1. SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
2. EXISTING SPOT ELEVATIONS AT MATCH POINTS ARE BASED ON INTERPOLATED POINT TO POINT SURVEY DATA. CONTRACTOR IS RESPONSIBLE FOR VERIFYING CONNECTION POINTS PRIOR TO INSTALLATION OF IMPROVEMENTS. CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY OF ANY FIELD DISCREPANCIES. CONTRACTOR IS RESPONSIBLE FOR MAKING NECESSARY ADJUSTMENTS IN THE FIELD FOR CONSTRUCTABILITY, REGULATORY COMPLIANCE (ADA), POSITIVE DRAINAGE, AND TO ENSURE SMOOTH TRANSITIONS TO FIELD CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR REWORK OF A DISCREPANCY THAT IS NOT COMMUNICATED TO THE ENGINEER IN WRITING.
3. CONTRACTOR MUST IMMEDIATELY NOTIFY THE OWNER AND ENGINEER OF DISCREPANCIES OR CONFLICTS IN THE CONTRACT DOCUMENTS BEFORE COMMENCING WORK. NO FIELD CHANGES OR DEVIATIONS ARE TO BE MADE WITHOUT PRIOR WRITTEN APPROVAL FROM ENGINEER. FAILURE TO NOTIFY OWNER AND ENGINEER OF AN IDENTIFIABLE CONFLICT BEFORE PROCEEDING WITH INSTALLATION RELIEVES OWNER AND ENGINEER OF ANY OBLIGATION TO PAY FOR A RELATED CHANGE ORDER.

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT INDIANA811 CALL AT 1-800-382-5544 OR 811 AT LEAST 2 FULL BUSINESS DAYS IN ADVANCE (EXCLUDING HOLIDAYS AND WEEKENDS) FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

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CALL 811 OR 1-800-382-5544



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WWW.RIDGECORPORATION.COM

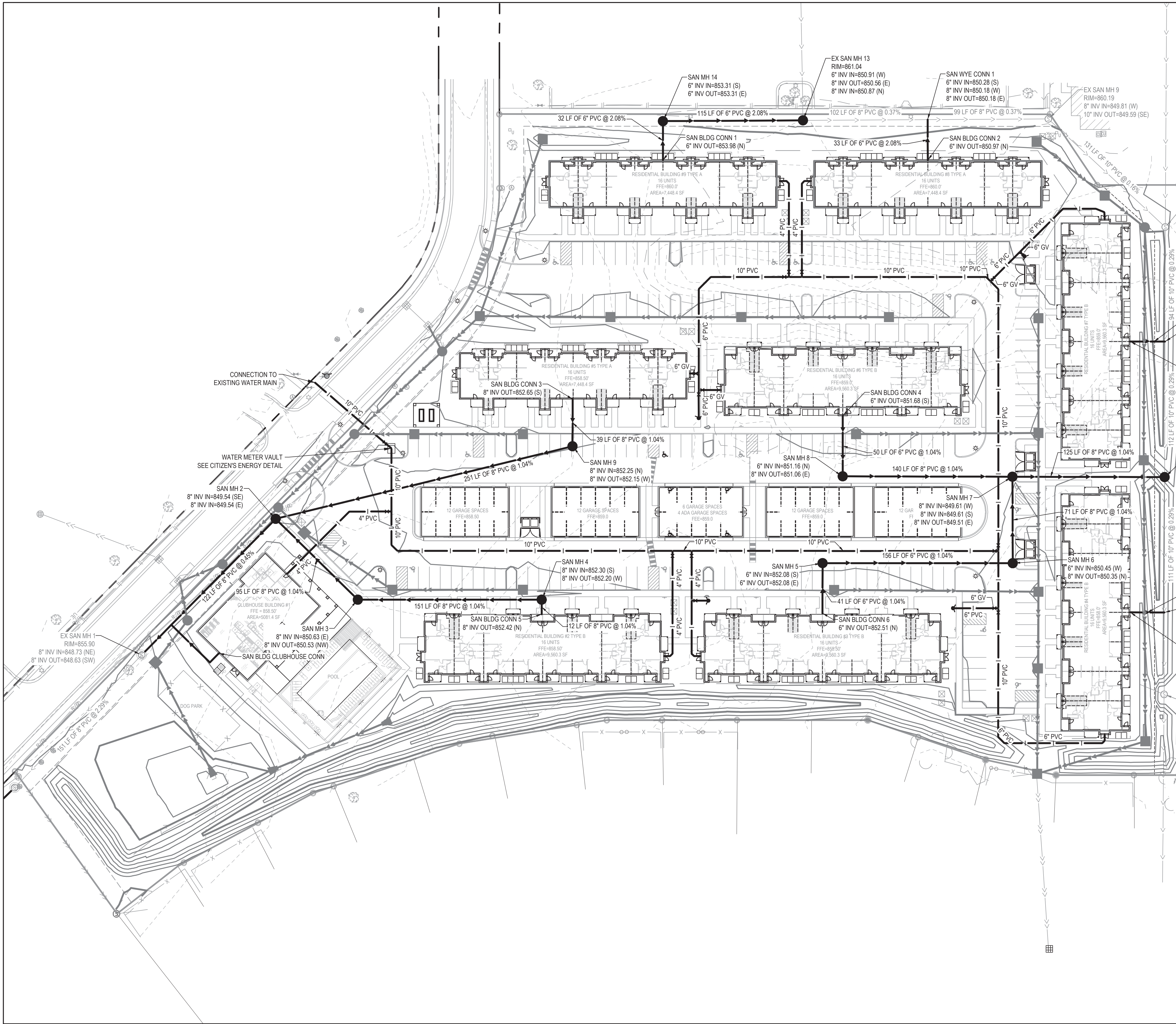
KENSINGTON GARDENS

NORTH KENSINGTON WAY,
MCCORDSVILLE, IN

DATE:	DESCRIPTION:	ISSUE NO.:	PROJECT TITLE:
02/09/2024	DEVELOPMENT PLAN REVIEW	1	KENSINGTON GARDENS
03/08/2024	TAC COMMENT REVISIONS	2	

CERTIFICATION:
NOT FOR CONSTRUCTION

PROJECT NO.:	193806723	
DWN BY:	CHKD BY:	APPD BY:
PWS	MJS	MAK
ISSUE DATE:	02/09/2024	
ISSUE NO.:	1	
SHEET TITLE:	SOUTHWEST GRADING PLAN	
SHEET NO.:	C-305	



300°52'49" W 897.06
 500° 00' 19" W 896

KENSINGTON GARDENS
 NORTH KENSINGTON WAY,
 MCCORDSVILLE, IN

LEGEND

- PROPERTY BOUNDARY
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- PROPOSED MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- STORM MANHOLE
- STORM CATCH BASIN
- FLARED END SECTION
- SANITARY MANHOLE
- HYDRANT
- GATE VALVE

NOTES

1. SEE SHEET C-002 FOR ADDITIONAL PROJECT NOTES.
2. CONTRACTOR SHALL VERIFY LOCATION, SIZE, INVERTS, AND MATERIAL OF ALL UTILITY CONNECTIONS TO UTILITY MAINS, STUBS, AND BUILDING SYSTEMS PRIOR TO CONSTRUCTION.
3. COMBINED FIRE PROTECTION AND DOMESTIC SERVICE TO EACH RESIDENTIAL BUILDING. SEE MEP PLANS FOR LOCATION, SIZE, AND INVERTS.
4. SANITARY SEWERS AND CONNECTIONS WILL BE PERFORMED IN ACCORDANCE WITH THE CITY OF MCCORDSVILLE STANDARDS. MCCORDSVILLE DETAILS ARE INCLUDED IN THE PLAN SET.

PROJECT TITLE:	KENSINGTON GARDENS	
ISSUE NO.:	1	2
DESCRIPTION:	DEVELOPMENT PLAN REVIEW	TAC COMMENT REVISIONS
DATE:	02/09/2024	03/08/2024
CERTIFICATION:	FOR CONSTRUCTION	
PROJECT NO.:	193806723	
DWN BY:	CHKD BY:	APPD BY:
PWS	MJS	MAK
ISSUE DATE:	02/09/2024	
ISSUE NO.:	1	
SHEET TITLE:	UTILITY PLAN	
SHEET NO.:	C-401	

3/8/2024 1:08:01 PM



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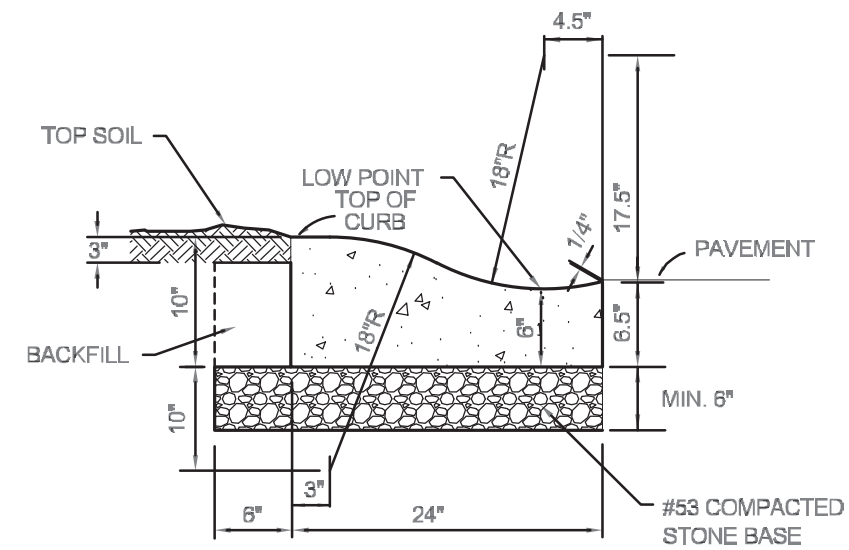
CLIENT:



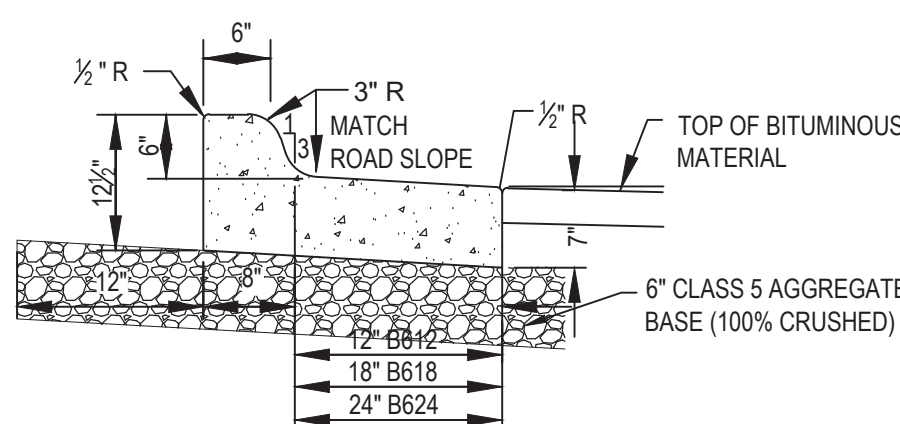
3225 S. HOYT AVE
MUNCIE, IN 47302
WWW.RIDGECORPORATION.COM

KENSINGTON GARDENS

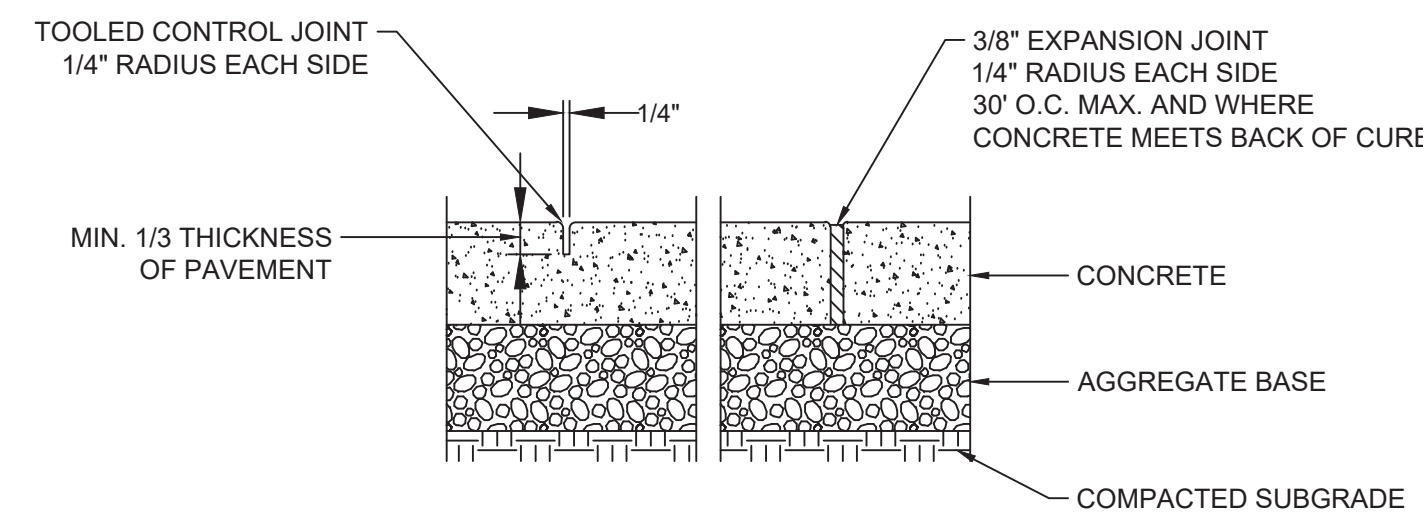
NORTH KENSINGTON WAY,
MCCORDSVILLE, IN



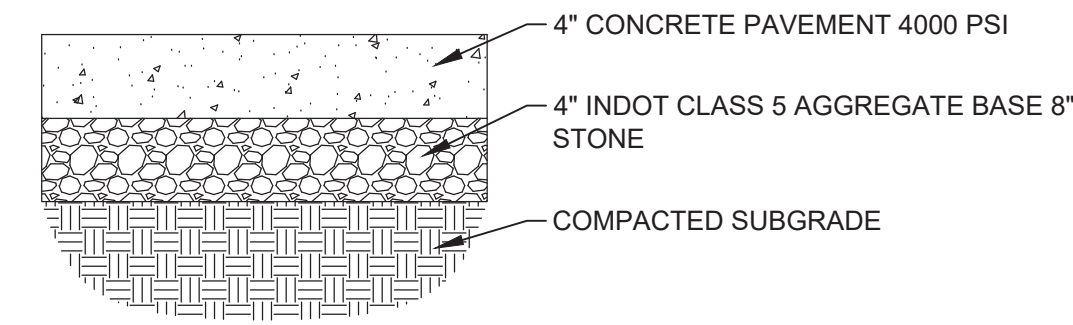
1 SURMOUNTABLE CURB AND GUTTER - TYPE (1)
C-801 NOT TO SCALE



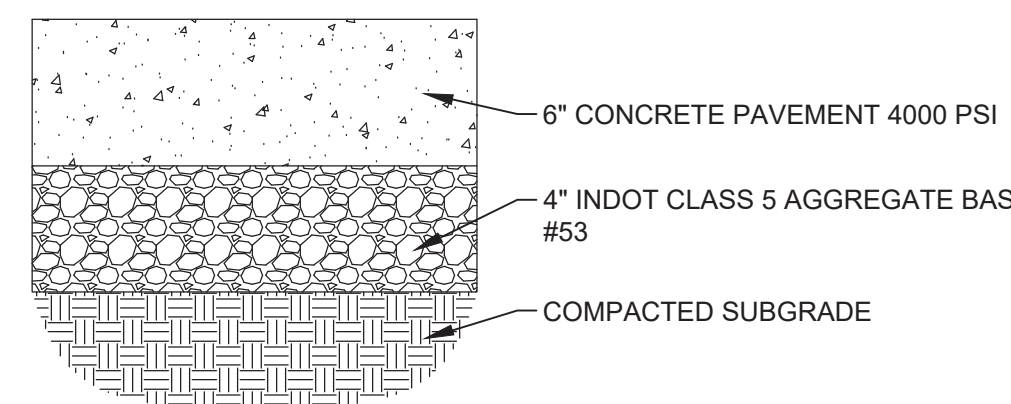
2 CONCRETE CURB AND GUTTER - TIP OUT
C-801 NOT TO SCALE



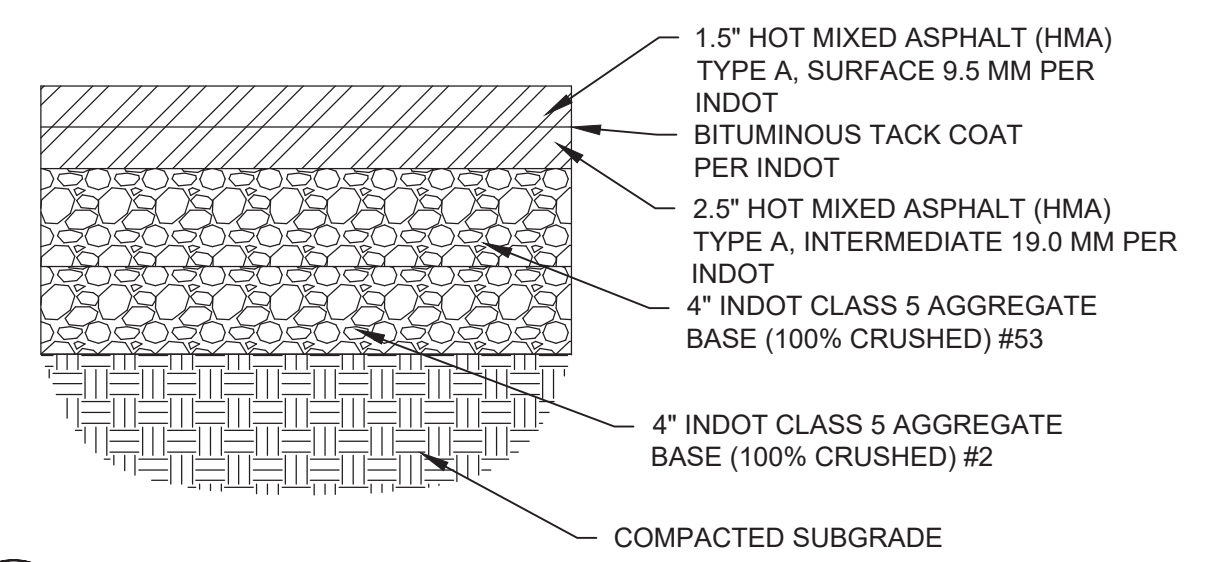
3 CONCRETE JOINTS
C-801 NOT TO SCALE



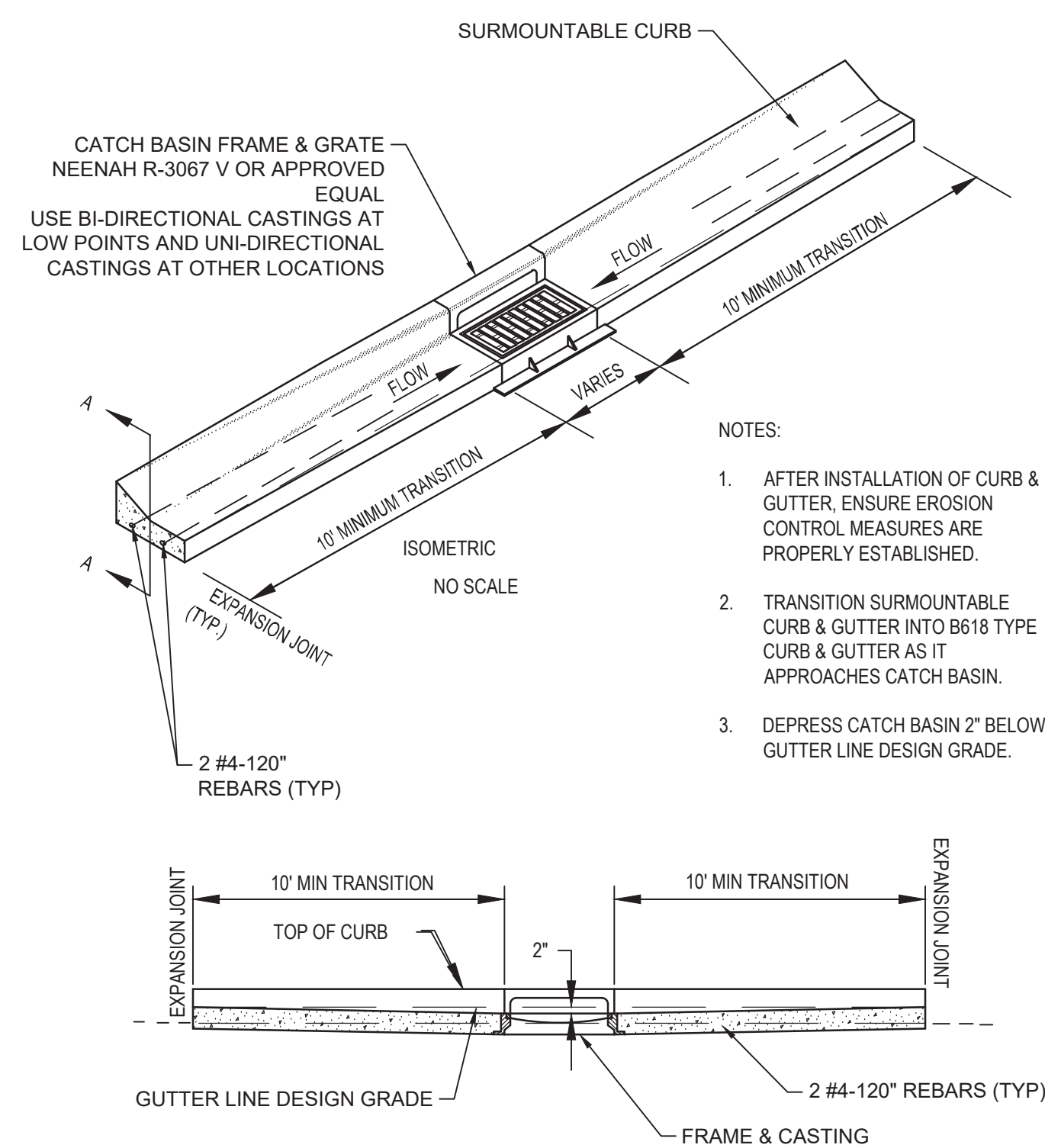
4 CONCRETE SIDEWALK
C-801 NOT TO SCALE



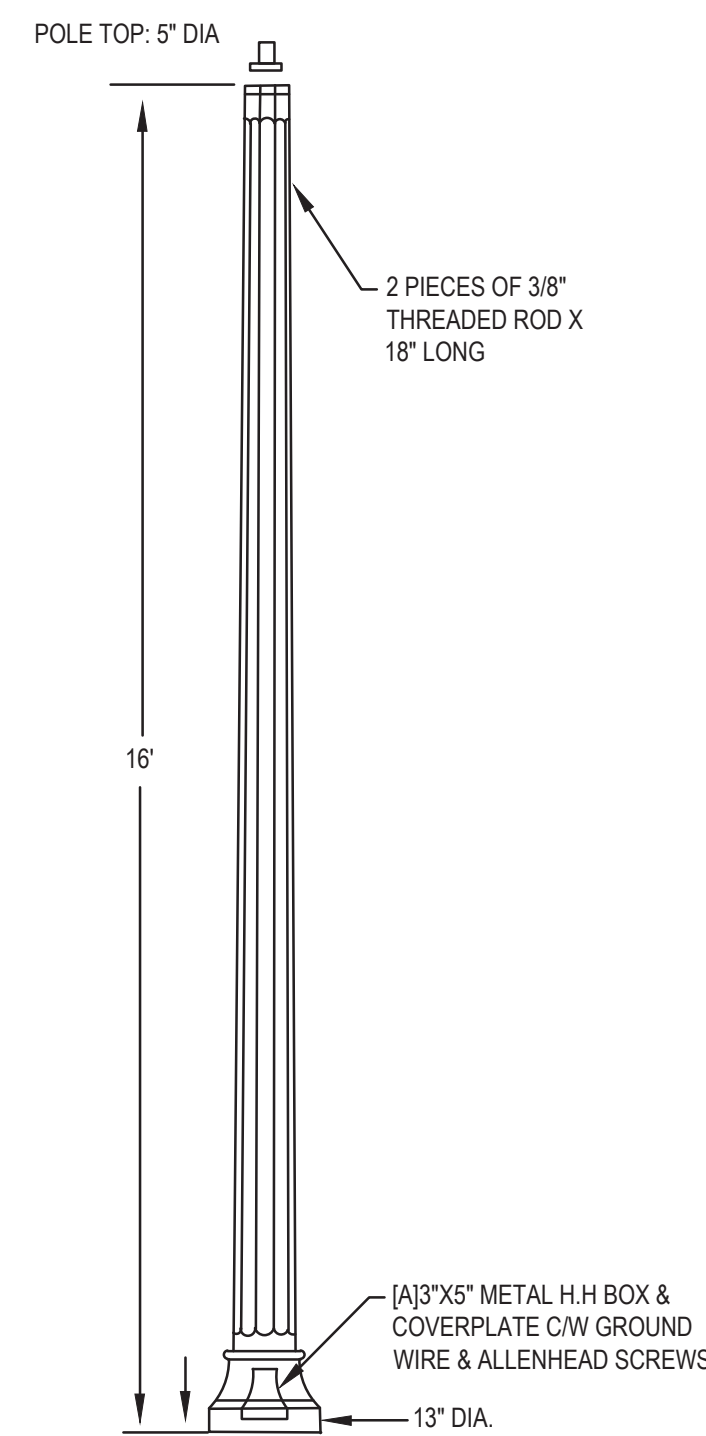
5 CONCRETE PAVEMENT
C-801 NOT TO SCALE



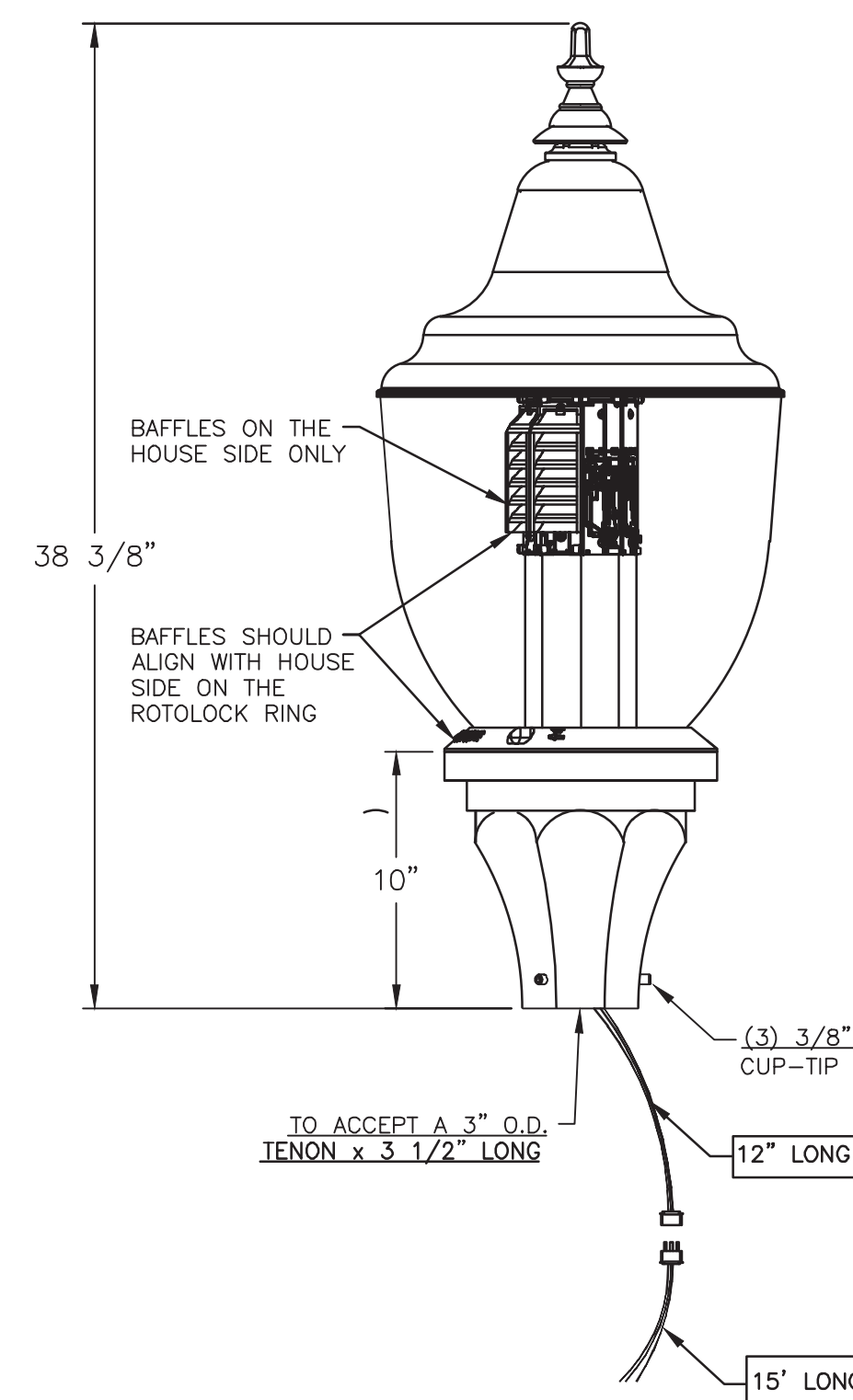
6 BITUMINOUS PAVEMENT
C-801 NOT TO SCALE



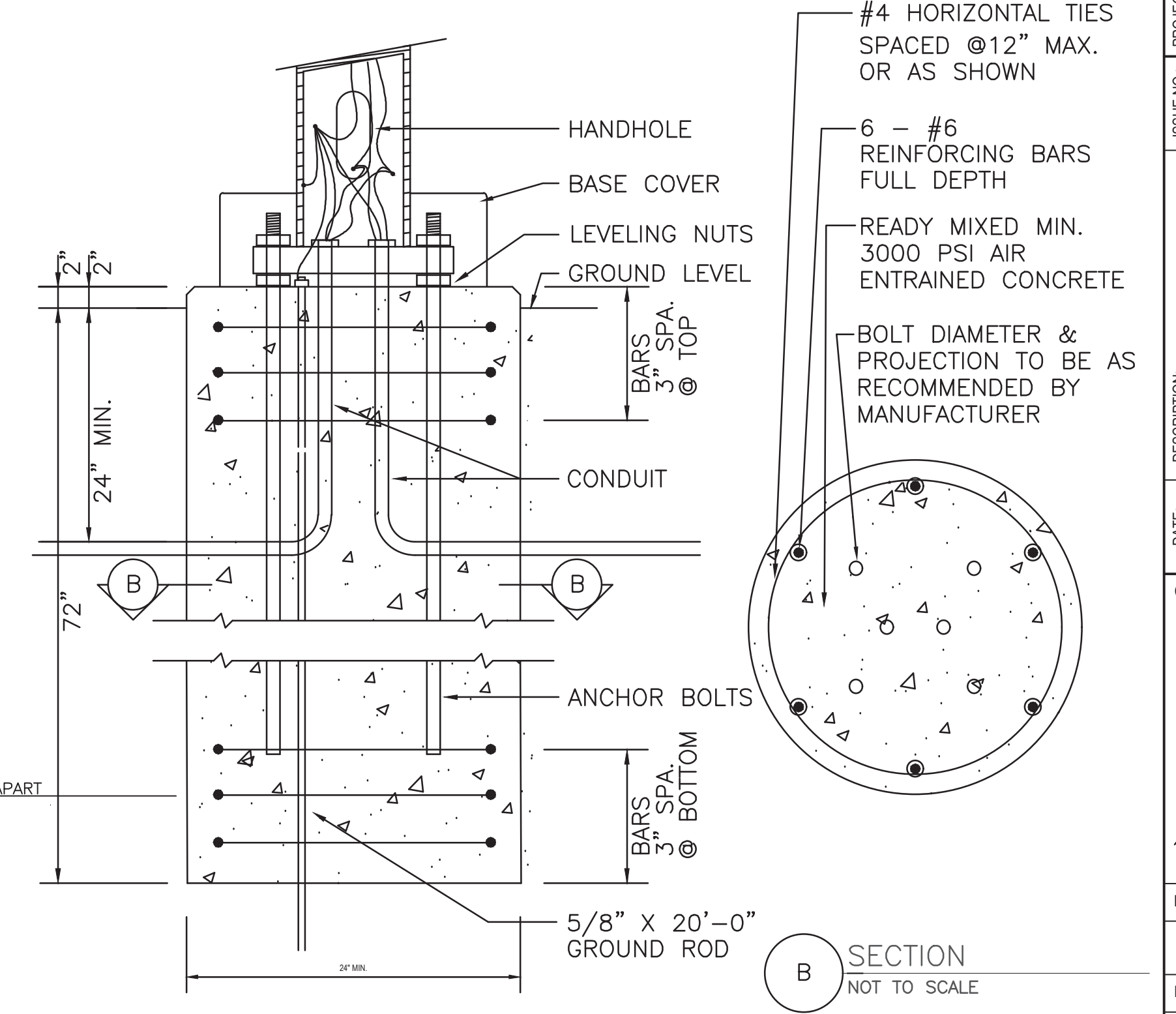
7 CURB TRANSITION AT CATCH BASIN
C-801 NOT TO SCALE



A LIGHT POLE DETAIL
NOT TO SCALE



B LUMINAIRE DETAILS
NOT TO SCALE



A CONCRETE BASE DETAIL
NOT TO SCALE

PROJECT TITLE

ISSUE NO.

DESCRIPTION

DATE

CERTIFICATION

PROJECT NO.

DWN BY

CHKD BY

APPD BY

ISSUE DATE

ISSUE NO.

SHEET TITLE

DETAILS

SHEET NO.

ISSUE NO.	DESCRIPTION	DATE
1	DEVELOPMENT PLAN REVIEW	02/09/2024
2	TAC COMMENT REVISIONS	03/08/2024

PROJECT NO.: 193806723

DWN BY: PWS

CHKD BY: MJS

APPD BY: MAK

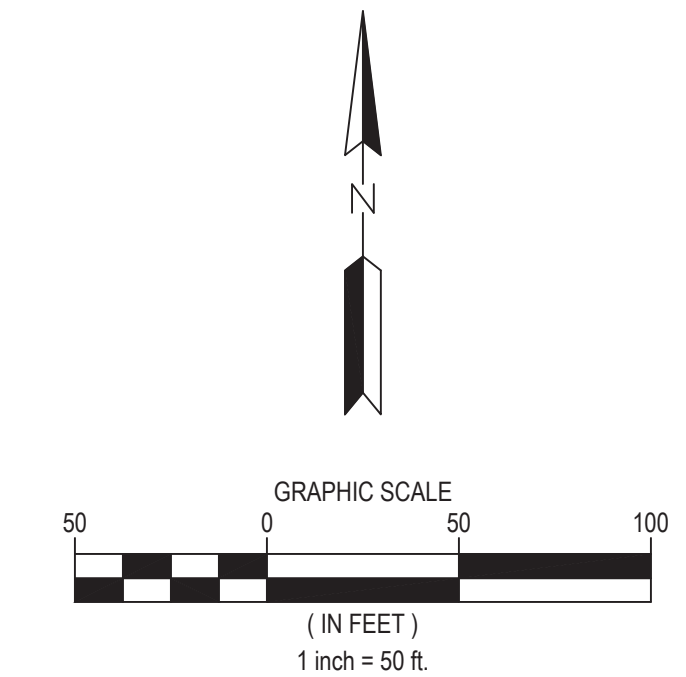
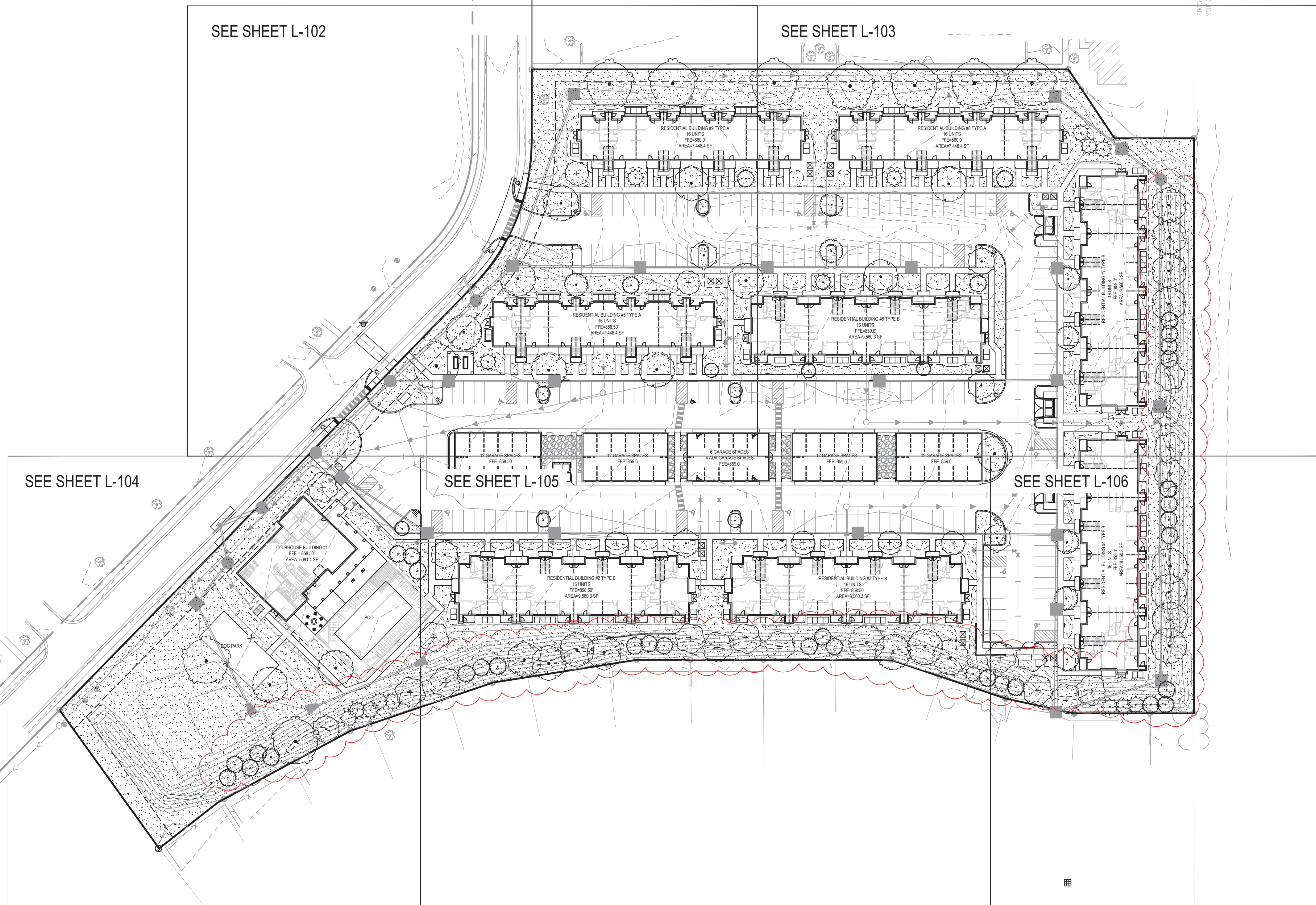
ISSUE DATE: 02/09/2024

ISSUE NO.: 1

SHEET TITLE: DETAILS

SHEET NO.: C-801

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KENSINGTON GARDENS
NORTH KENSINGTON WAY,
MCCORDSVILLE, IN

NOTES

- SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
- SEE CIVIL ENGINEER'S PLANS FOR SITE LAYOUT AND DIMENSIONS
- SEE CIVIL ENGINEER'S PLANS FOR PROPOSED UTILITIES
- SEE SHEETS L-801 & L-802 FOR LANDSCAPE NOTES, DETAILS, AND SCHEDULES

LEGEND

	PROPERTY BOUNDARY
	EXISTING LOT LINE
	LOT LINE
	EASEMENT LINE
	SETBACK LINE
	CONSTRUCTION LIMITS
	CURB AND GUTTER
	RETAINING WALL [BY OTHERS]
	FENCE
	EDGER, SEE TURF RESTORATION NOTES
	TURF GRASS

MUNICIPAL LANDSCAPE CALCULATIONS

- LANDSCAPE BUFFER
 - 70 TREES & 139 SHRUBS REQUIRED
 - 70 TREES & 139 SHRUBS PROVIDED
- PARKING LOT SCREENING
 - 7 TREES REQUIRED
 - 7 TREES PROVIDED
- SITE AREA TREE REQUIREMENT
 - 8.65 ACRES X 3
 - 26 TREES REQUIRED
 - 26 TREES PROVIDED
- INTERIOR PARKING LOT REQUIREMENT
 - 33 TREES REQUIRED
 - 33 TREES PROVIDED
- OVERLAY DISTRICT REQUIREMENTS
 - FOUNDATION & SIDEWALK PLANTINGS REQUIRED
 - FOUNDATION AND SIDEWALK PLANTINGS PROVIDED

WARNING:

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THE CONTRACTOR SHALL CONTACT INDIANA811 CALL AT 1-800-382-5544 OR 811 AT LEAST 2 FULL BUSINESS DAYS IN ADVANCE (EXCLUDING HOLIDAYS AND WEEKENDS) FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
INDIANA811
CALL 811 OR 1-800-382-5544

PROJECT TITLE

ISSUE NO.:	1
ISSUE NO.:	2

DATE:	DESCRIPTION:
12/28/2024	DEVELOPMENT PLAN REVIEW
10/09/2024	TAC COMMENT REVISIONS

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER THE DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF INDIANA.

NAME: _____
LICENSE NO.: _____
DATE: _____

PROJECT NO.: 193806723

DWN BY: MSF CHKD BY: JDR APPD BY: MSF

ISSUE DATE: 02/09/2024

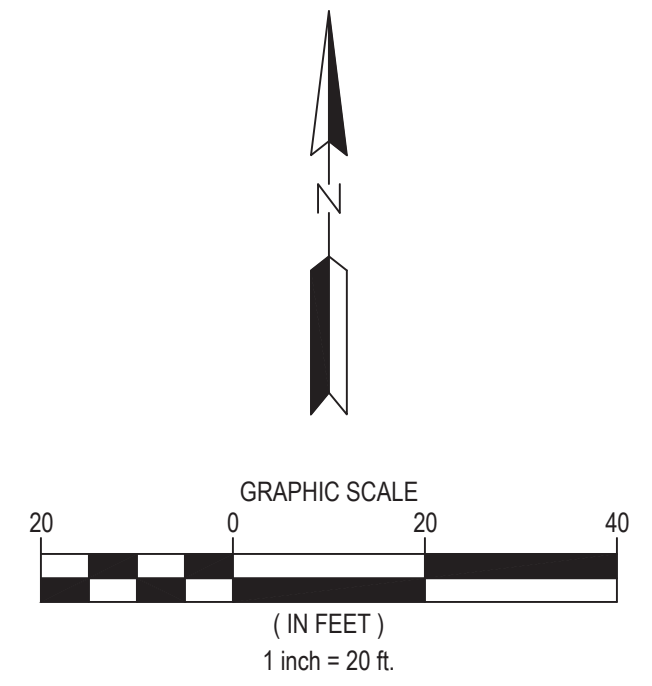
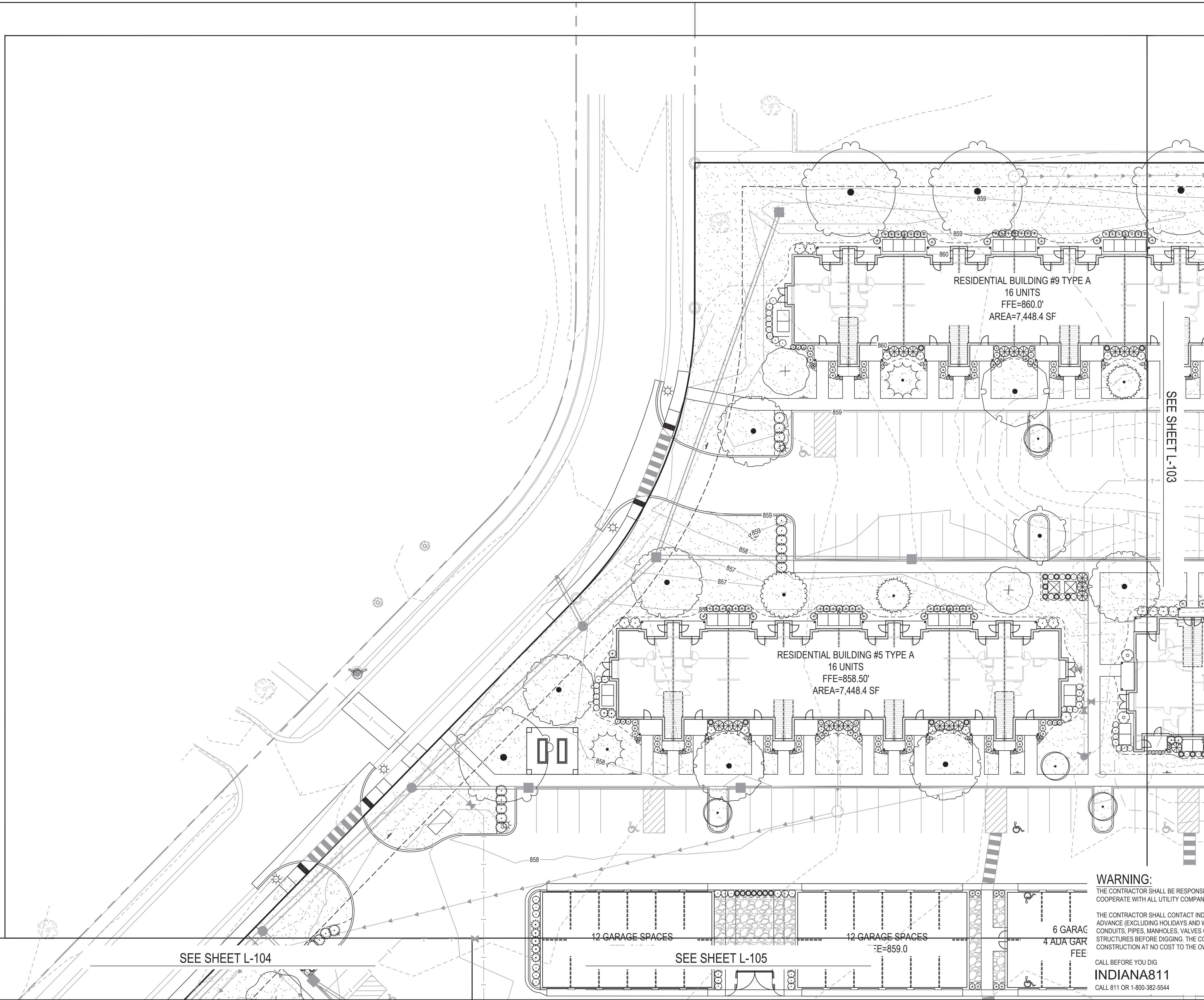
ISSUE NO.: 1

SHEET TITLE:

OVERALL LANDSCAPE PLAN

SHEET NO.:

L-101



NOTES

1. SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
2. SEE CIVIL ENGINEER'S PLANS FOR SITE LAYOUT AND DIMENSIONS
3. SEE CIVIL ENGINEER'S PLANS FOR PROPOSED UTILITIES
4. SEE SHEETS L-801 & L-802 FOR LANDSCAPE NOTES, DETAILS, AND SCHEDULES

LEGEND

- PROPERTY BOUNDARY
- EXISTING LOT LINE
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER
- RETAINING WALL [BY OTHERS]
- FENCE
- EDGER, SEE TURF RESTORATION NOTES
- TURF GRASS
- ROCK MULCH

SEE SHEET L-103

SEE SHEET L-104

SEE SHEET L-105

WARNING:
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 CALL 811 OR 1-800-382-5544

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KENSINGTON GARDENS

NORTH KENSINGTON WAY,
 MCCORDSVILLE, IN

DATE:	DESCRIPTION:	ISSUE NO.:	PROJECT TITLE:
02/09/2024	DEVELOPMENT PLAN REVIEW	1	KENSINGTON GARDENS
03/08/2024	TAC COMMENT REVISIONS	2	

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT, OR REPORT PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF INDIANA.

NAME: _____
 LICENSE NO.: _____
 DATE: _____

PROJECT NO.: 193806723

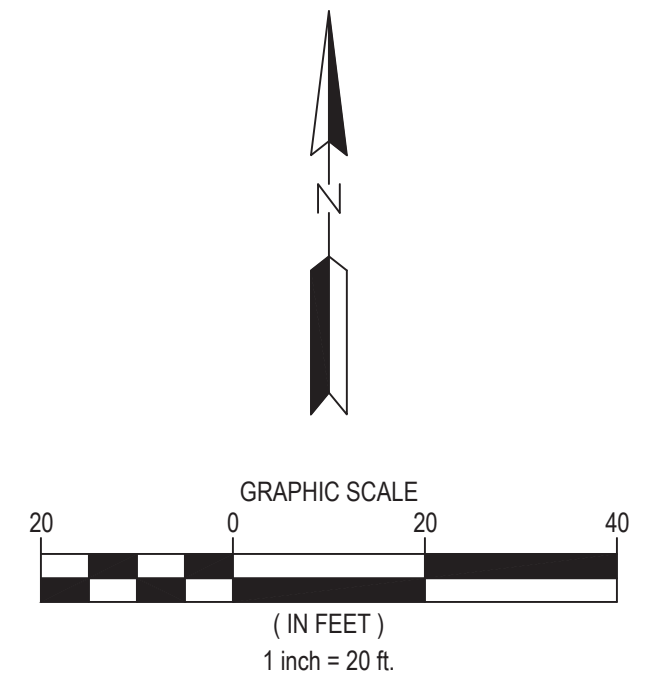
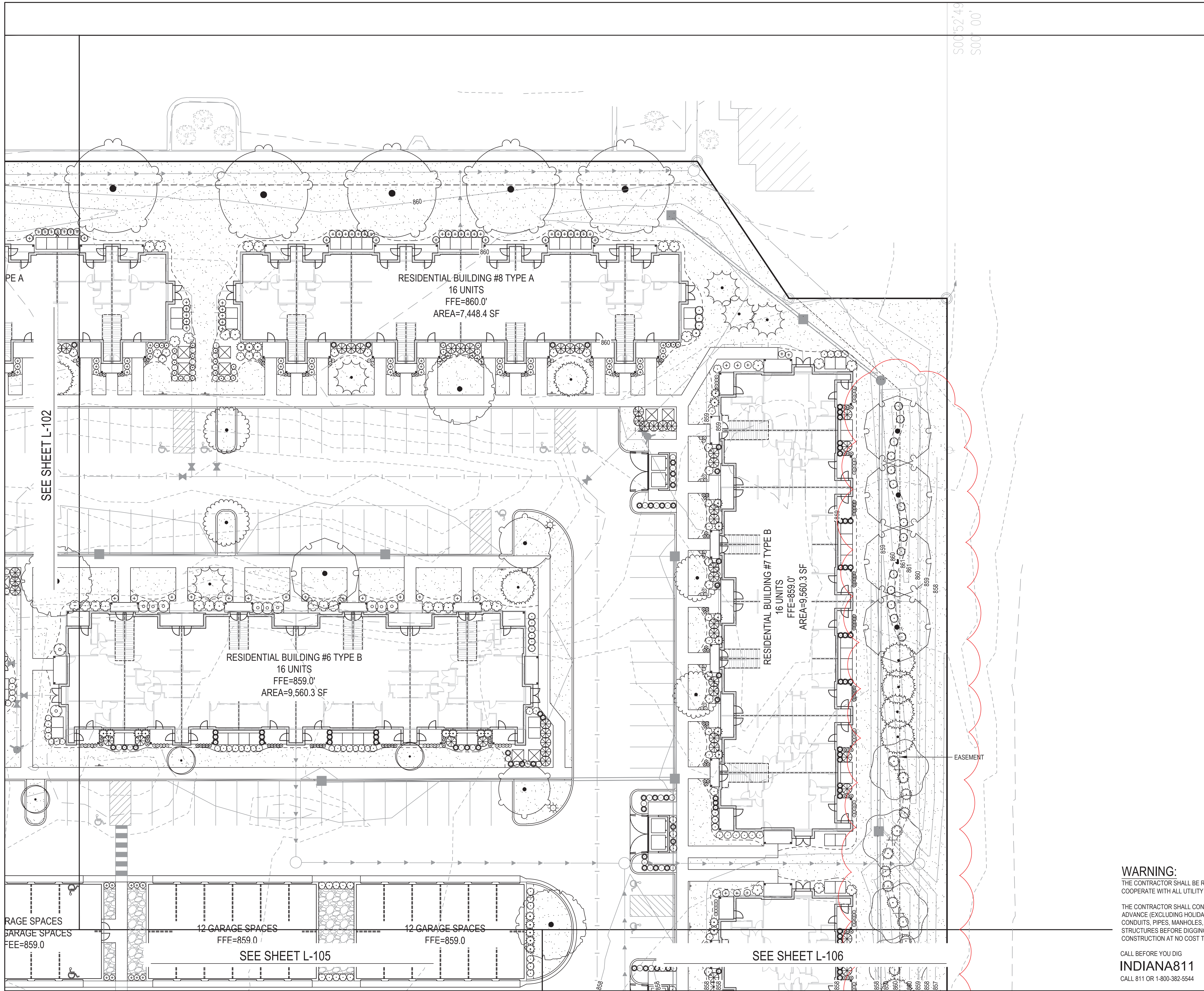
DWN BY: MSF CHKD BY: JDR APPD BY: MSF

ISSUE DATE: 02/09/2024

ISSUE NO.: 1

SHEET TITLE:
 LANDSCAPE PLAN

SHEET NO.:
L-102



NOTES

- SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
- SEE CIVIL ENGINEER'S PLANS FOR SITE LAYOUT AND DIMENSIONS
- SEE CIVIL ENGINEER'S PLANS FOR PROPOSED UTILITIES
- SEE SHEETS L-801 & L-802 FOR LANDSCAPE NOTES, DETAILS, AND SCHEDULES

LEGEND

- PROPERTY BOUNDARY
- EXISTING LOT LINE
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER
- RETAINING WALL [BY OTHERS]
- FENCE
- EDGER, SEE TURF RESTORATION NOTES
- TURF GRASS
- ROCK MULCH

WARNING:

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CALL BEFORE YOU DIG
INDIANA811
 CALL 811 OR 1-800-382-5544

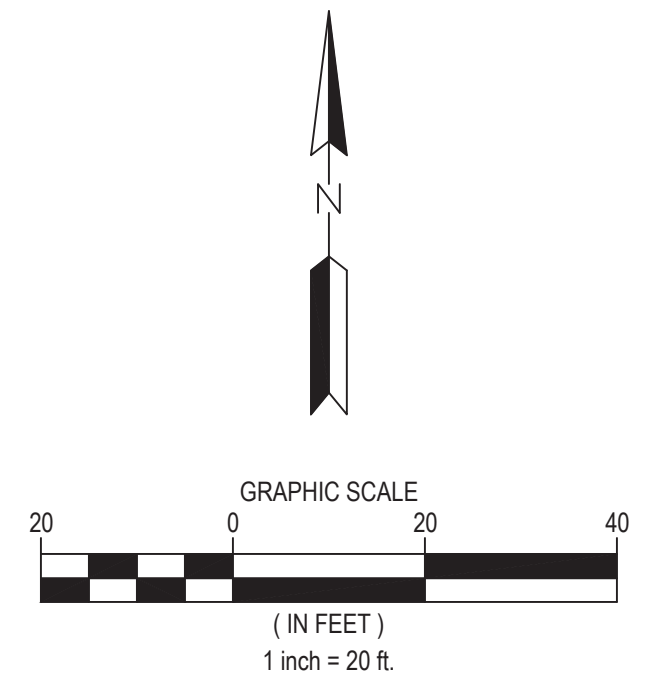
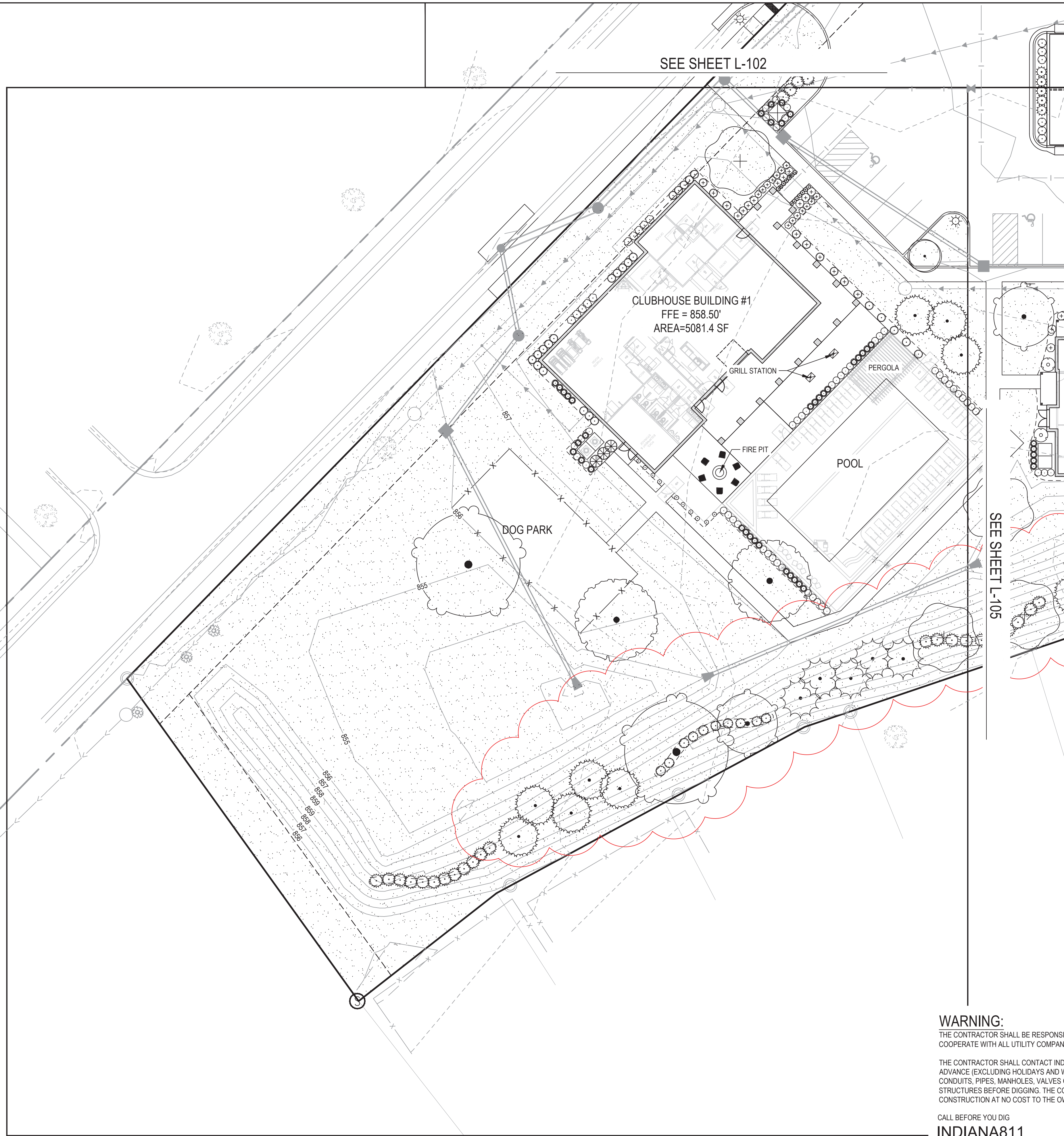


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KENSINGTON GARDENS
 NORTH KENSINGTON WAY,
 MCCORDSVILLE, IN

PROJECT TITLE	KENSINGTON GARDENS		
ISSUE NO.	1	2	
DESCRIPTION	DEVELOPMENT PLAN REVIEW	TAC COMMENT REVISIONS	
DATE	02/09/2024	03/08/2024	
CERTIFICATION:	I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT, WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF INDIANA.		
NAME	[Signature]		
DATE	[Date]		
PROJECT NO.:	193806723		
DWN BY:	MSF	CHKD BY:	JDR
APPD BY:	MSF		
ISSUE DATE:	02/09/2024		
ISSUE NO.:	1		
SHEET TITLE:	LANDSCAPE PLAN		
SHEET NO.:	L-103		



NOTES

- SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
- SEE CIVIL ENGINEER'S PLANS FOR SITE LAYOUT AND DIMENSIONS
- SEE CIVIL ENGINEER'S PLANS FOR PROPOSED UTILITIES
- SEE SHEETS L-801 & L-802 FOR LANDSCAPE NOTES, DETAILS, AND SCHEDULES

LEGEND

	PROPERTY BOUNDARY
	EXISTING LOT LINE
	LOT LINE
	EASEMENT LINE
	SETBACK LINE
	CONSTRUCTION LIMITS
	CURB AND GUTTER
	RETAINING WALL [BY OTHERS]
	FENCE
	EDGER, SEE TURF RESTORATION NOTES
	TURF GRASS
	ROCK MULCH

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CALL 811 OR 1-800-382-5544



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KENSINGTON GARDENS
NORTH KENSINGTON WAY,
MCCORDSVILLE, IN

PROJECT TITLE

ISSUE NO.:

1

2

DESCRIPTION:

DEVELOPMENT PLAN REVIEW

TAC COMMENT REVISIONS

DATE:

02/09/2024

03/08/2024

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A FULLY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF INDIANA.

NAME:

ISSUE NO.:

DATE:

PROJECT NO.:

193806723

DWN BY:

MSF

CHKD BY:

JDR

APPD BY:

MSF

ISSUE DATE:

02/09/2024

ISSUE NO.:

1

SHEET TITLE:

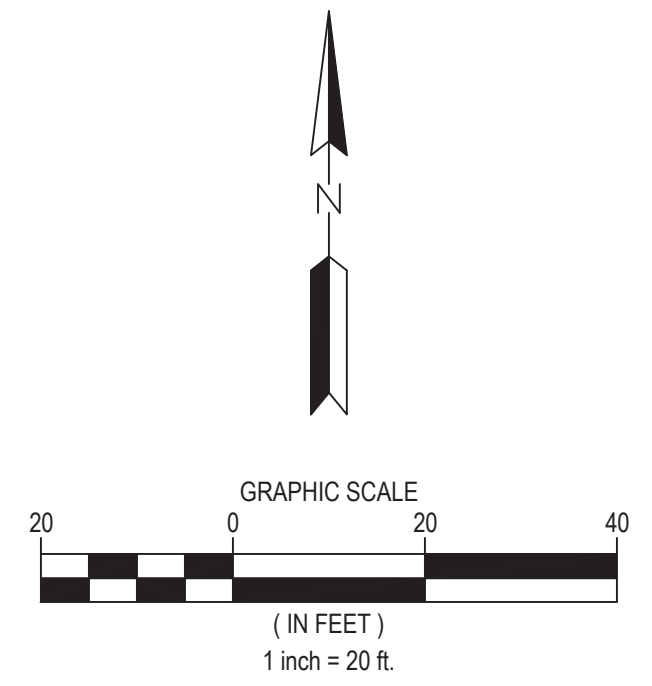
LANDSCAPE PLAN

SHEET NO.:

L-104

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NOTES

- SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
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- SEE CIVIL ENGINEER'S PLANS FOR PROPOSED UTILITIES
- SEE SHEETS L-801 & L-802 FOR LANDSCAPE NOTES, DETAILS, AND SCHEDULES

LEGEND

- PROPERTY BOUNDARY
- EXISTING LOT LINE
- LOT LINE
- EASEMENT LINE
- SETBACK LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER
- RETAINING WALL [BY OTHERS]
- FENCE
- EDGER, SEE TURF RESTORATION NOTES
- TURF GRASS
- ROCK MULCH

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MUNCIE, IN 47302
WWW.RIDGECORPORATION.COM

KENSINGTON GARDENS

NORTH KENSINGTON WAY,
MCCORDSVILLE, IN

DATE	DESCRIPTION	ISSUE NO.	PROJECT TITLE
02/09/2024	DEVELOPMENT PLAN REVIEW	1	KENSINGTON GARDENS NORTH KENSINGTON WAY, MCCORDSVILLE, IN
03/08/2024	TAC COMMENT REVISIONS	2	

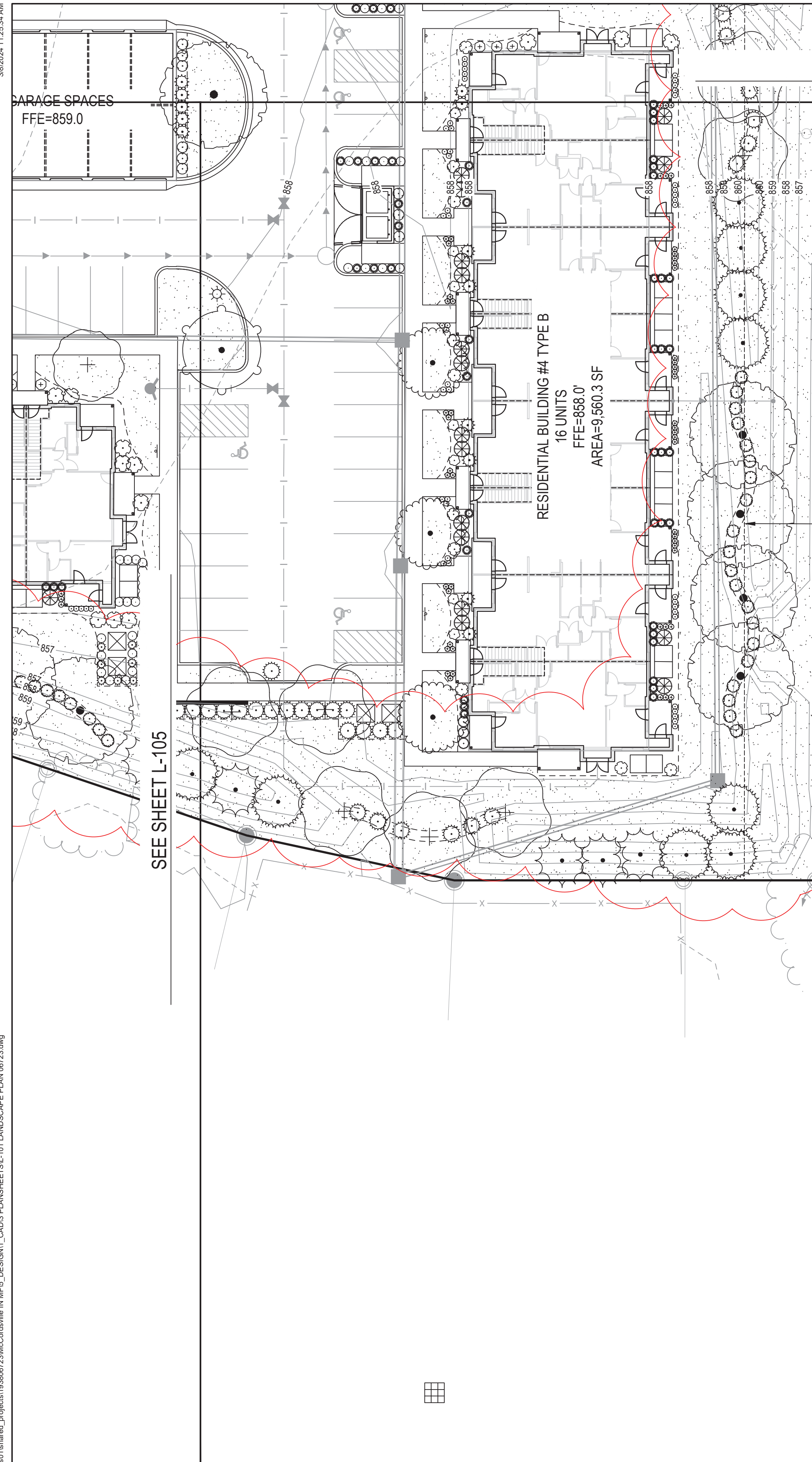
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NAME: _____
LICENSE NO.: _____
DATE: _____

PROJECT NO.: 193806723
DWN BY: MSF CHKD BY: JDR APPD BY: MSF
ISSUE DATE: 02/09/2024
ISSUE NO.: 1

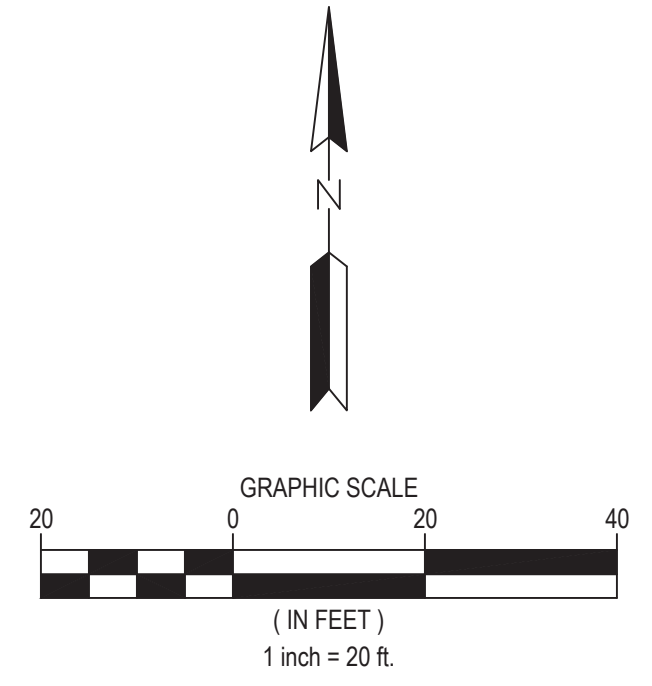
SHEET TITLE:
LANDSCAPE PLAN

SHEET NO.:
L-105



SEE SHEET L-103

SEE SHEET L-105



NOTES

- SEE SHEET G-002 FOR ADDITIONAL PROJECT NOTES.
- SEE CIVIL ENGINEER'S PLANS FOR SITE LAYOUT AND DIMENSIONS
- SEE CIVIL ENGINEER'S PLANS FOR PROPOSED UTILITIES
- SEE SHEETS L-801 & L-802 FOR LANDSCAPE NOTES, DETAILS, AND SCHEDULES

LEGEND

	PROPERTY BOUNDARY
	EXISTING LOT LINE
	LOT LINE
	EASEMENT LINE
	SETBACK LINE
	CONSTRUCTION LIMITS
	CURB AND GUTTER
	RETAINING WALL [BY OTHERS]
	FENCE
	EDGER, SEE TURF RESTORATION NOTES
	TURF GRASS
	ROCK MULCH



5778 WEST 74TH STREET
INDIANAPOLIS, INDIANA 46278
WWW.STANTEC.COM

CLIENT:
TRG THE RIDGE GROUP
3225 S. HOYT AVE
MUNCIE, IN 47302
WWW.RIDGECORPORATION.COM

KENSINGTON GARDENS

NORTH KENSINGTON WAY,
MCCORDSVILLE, IN

DATE	DESCRIPTION	ISSUE NO.	PROJECT TITLE
02/09/2024	DEVELOPMENT PLAN REVIEW	1	KENSINGTON GARDENS
03/08/2024	TAC COMMENT REVISIONS	2	

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF INDIANA.

NAME: _____
ISSUE NO.: _____
DATE: _____

PROJECT NO.: 193806723
DWN BY: MSF CHKD BY: JDR APP'D BY: MSF
ISSUE DATE: 02/09/2024
ISSUE NO.: 1

SHEET TITLE:
LANDSCAPE PLAN

SHEET NO.:
L-106

WARNING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND/OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT INDIANA811 CALL AT 1-800-382-5544 OR 811 AT LEAST 2 FULL BUSINESS DAYS IN ADVANCE (EXCLUDING HOLIDAYS AND WEEKENDS) FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

CALL BEFORE YOU DIG
INDIANA811
CALL 811 OR 1-800-382-5544

PLANT SCHEDULE

Table with columns: SYMBOL, CODE, QTY, BOTANICAL NAME, COMMON NAME, CONT, CAL. Includes sections for Evergreen Trees, Overstory Trees, Understory Trees, Shrubs, and Ornamental Grasses.

INSPECTION AND ACCEPTANCE

- 1. LANDSCAPE WORK WILL BE INSPECTED FOR ACCEPTANCE IN PARTS AGREEABLE TO THE OWNER... 2. AT THE CONCLUSION OF THE ESTABLISHMENT PERIOD... 3. WHEN INSPECTED LANDSCAPE WORK DOES NOT COMPLY...

PLANTING NOTES

- 1. UPON APPROVAL OF STAKING LOCATIONS CONTRACTOR SHALL EXCAVATE PLANTING HOLES CENTERED AT STAKED LOCATIONS... 2. DIG HOLES AS DETAILED AND TO A DIAMETER A MINIMUM OF TWO TIMES THE DIAMETER OF THE ROOT BALL...

MAINTENANCE NOTES

- 1. WHEN INSPECTED LANDSCAPE WORK DOES NOT COMPLY WITH REQUIREMENTS, REPLACE REJECTED WORK AND CONTINUE SPECIFIED MAINTENANCE UNTIL RE-INSPECTED BY OWNER... 2. BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING...

GUARANTEE AND REPLACEMENTS

- 1. PLANT MATERIAL SHALL BE GUARANTEED FOR TWO FULL YEARS AFTER OWNER ACCEPTANCE AND SHALL BE ALIVE AND IN SATISFACTORY CONDITION AT THE END OF THE GUARANTEE PERIOD... 2. AT THE END OF THE TWO-YEAR GUARANTEE PERIOD, INSPECTION WILL BE MADE BY THE OWNER...

LANDSCAPE NOTES

- 1. TREES AND SHRUBS SHALL BE PROVIDED IN THE QUANTITY, SIZE, GENUS, SPECIES, AND VARIETY AS CHOSEN BY THE OWNER/OWNER AS LISTED ON THE PLANT SCHEDULE ON L-801... 2. TREES AND SHRUBS SHALL BE HEALTHY, VIGOROUS STOCK, GROWN IN RECOGNIZED NURSERY...

TURF RESTORATION NOTES

- 1. EDGE RESTRAINT BETWEEN PLANTING BEDS AND TURF SHALL BE SURE-LOC STEEL EDGING OR APPROVED EQUAL... 2. THE ESTABLISHMENT PERIOD FOR SEED AND SOD SHALL BEGIN IMMEDIATELY AFTER INSTALLATION...

IRRIGATION

- THE IRRIGATION SYSTEM CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING: 1. COORDINATION WITH ALL OTHER TRADES... 2. DETAILED DESIGN OF AN IRRIGATION SYSTEM TO INCLUDE ALL TURF SOD AND PLANT BED AREAS...

CODES AND INSPECTION

- 1. THE ENTIRE INSTALLATION SHALL FULLY COMPLY WITH ALL LOCAL AND STATE LAWS AND ORDINANCES AND WITH THE ESTABLISHED CODES ALLOCABLE THERETO... 2. THE CONTRACTOR SHALL TAKE OUT ALL REQUIRED PERMITS...

QUALITY ASSURANCE

- 1. ALL WORK AND MATERIALS TO BE IN FULL ACCORDANCE WITH LATEST RULES AND REGULATIONS OF THE DIVISION OF INDUSTRIAL SAFETY... 2. NOTHING IN THESE DRAWINGS OR SPECIFICATIONS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES...

PROTECTION OF EXISTING CONDITIONS

- 1. BECOME ACQUAINTED WITH ALL SITE CONDITIONS. LOCATE EXISTING UTILITIES AND EQUIPMENT TO REMAIN... 2. TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE CONDITIONS. REPAIR ANY DAMAGED ITEM TO ITS ORIGINAL CONDITION...

COORDINATION

- 1. SCHEDULE AND COORDINATE WORK WITH OTHER TRADES TO FACILITATE WORK AND AVOID CONFLICTS IN CONSTRUCTION SEQUENCE AND EQUIPMENT INSTALLATION... 2. REVIEW ENTIRE PLAN SET AND COORDINATE WITH OTHER TRADES AS REQUIRED BY SEQUENCE OF CONSTRUCTION...



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KENSINGTON GARDENS

NORTH KENSINGTON WAY, MCCORDSVILLE, IN

PROJECT TITLE

Table with columns: DATE, DESCRIPTION, DEVELOPMENT PLAN REVIEW, TAG COMMENT REVISIONS, ISSUE NO. (1, 2)

CERTIFICATION:

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF INDIANA.

NAME: DATE: PROJECT NO.:

PROJECT NO.: 193806723

DWN BY: MSF CHKD BY: JDR APPD BY: MSF

ISSUE DATE: 02/09/2024

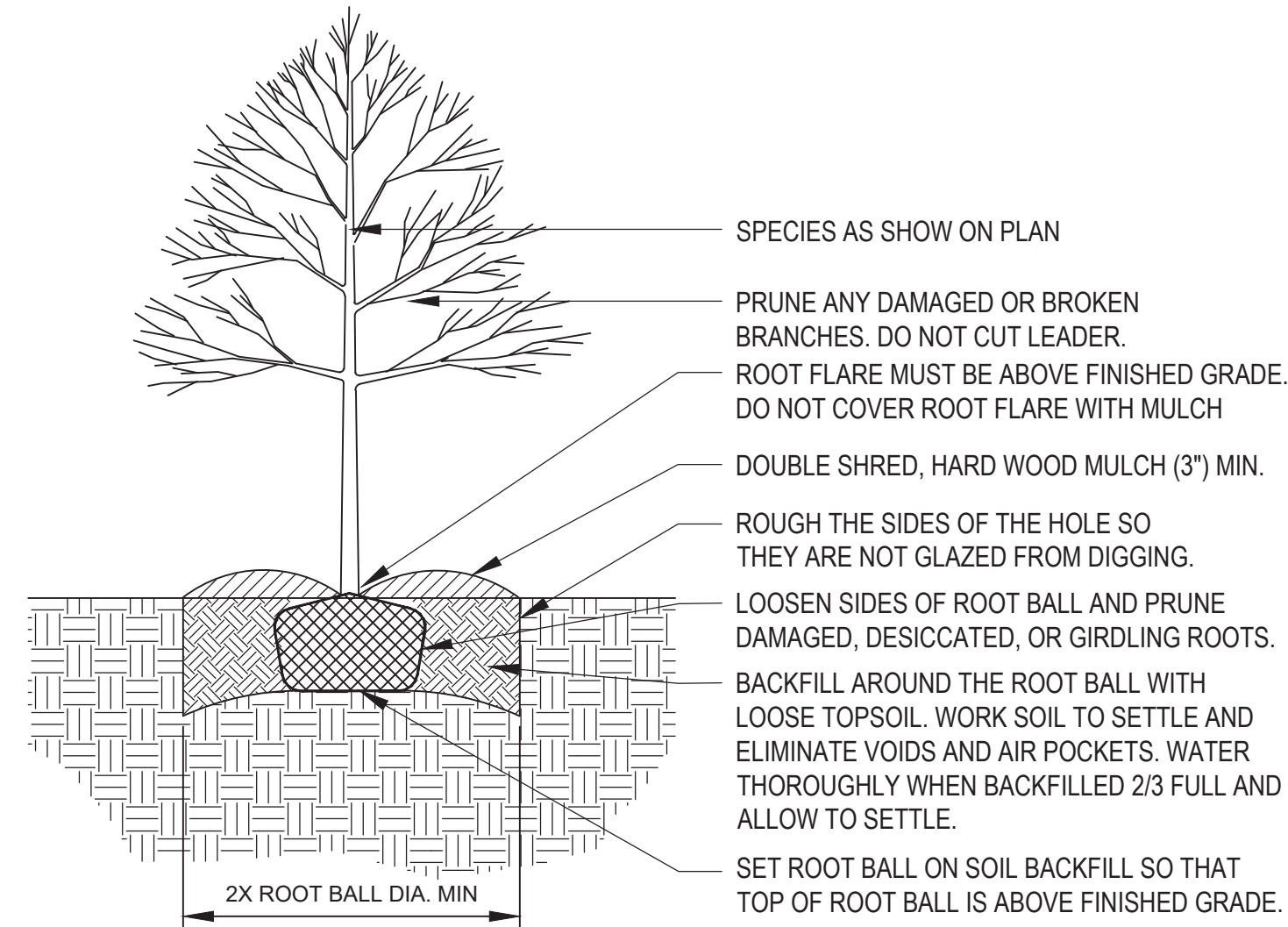
ISSUE NO.: 1

SHEET TITLE:

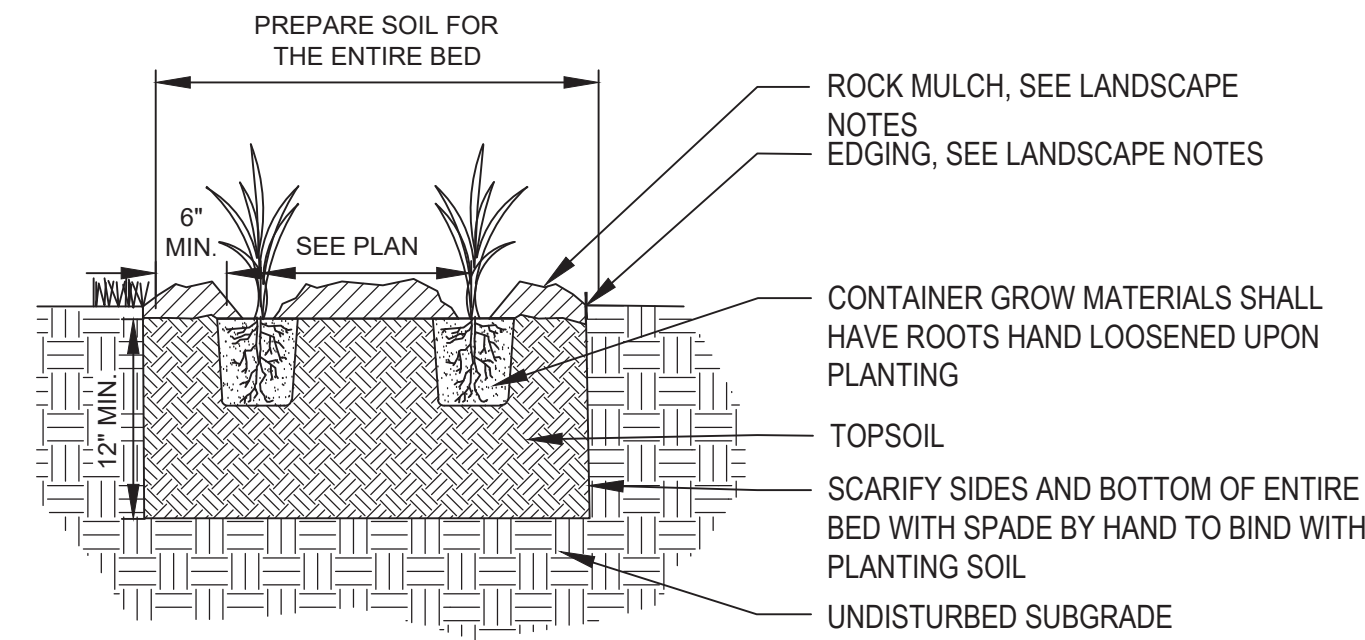
LANDSCAPE DETAILS

SHEET NO.:

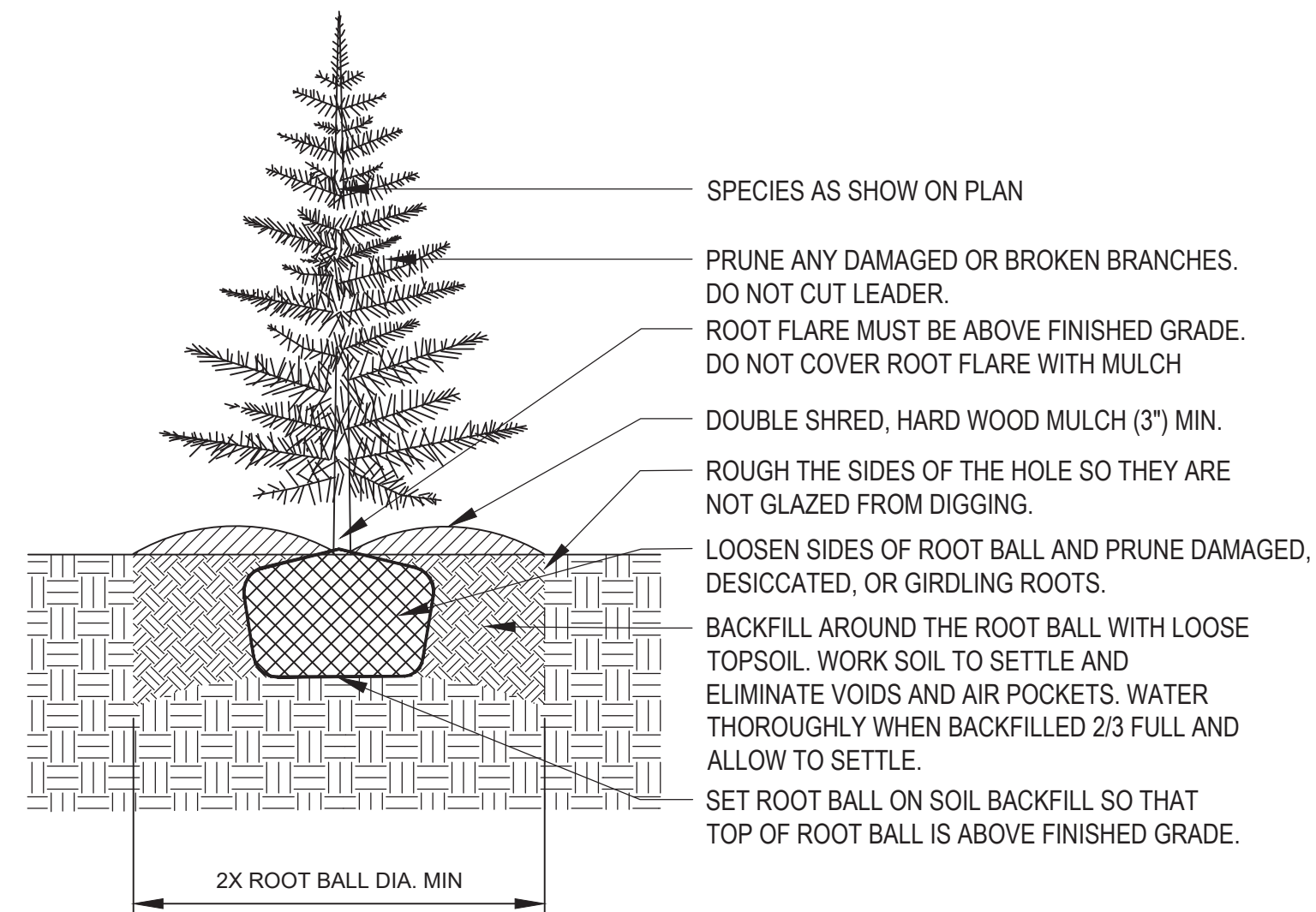
L-801



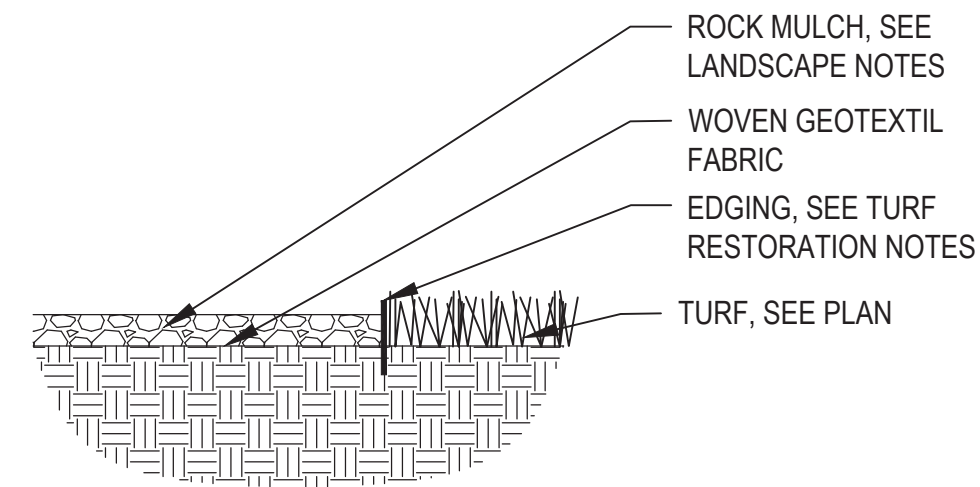
1 DECIDUOUS TREE PLANTING
L-802 NOT TO SCALE



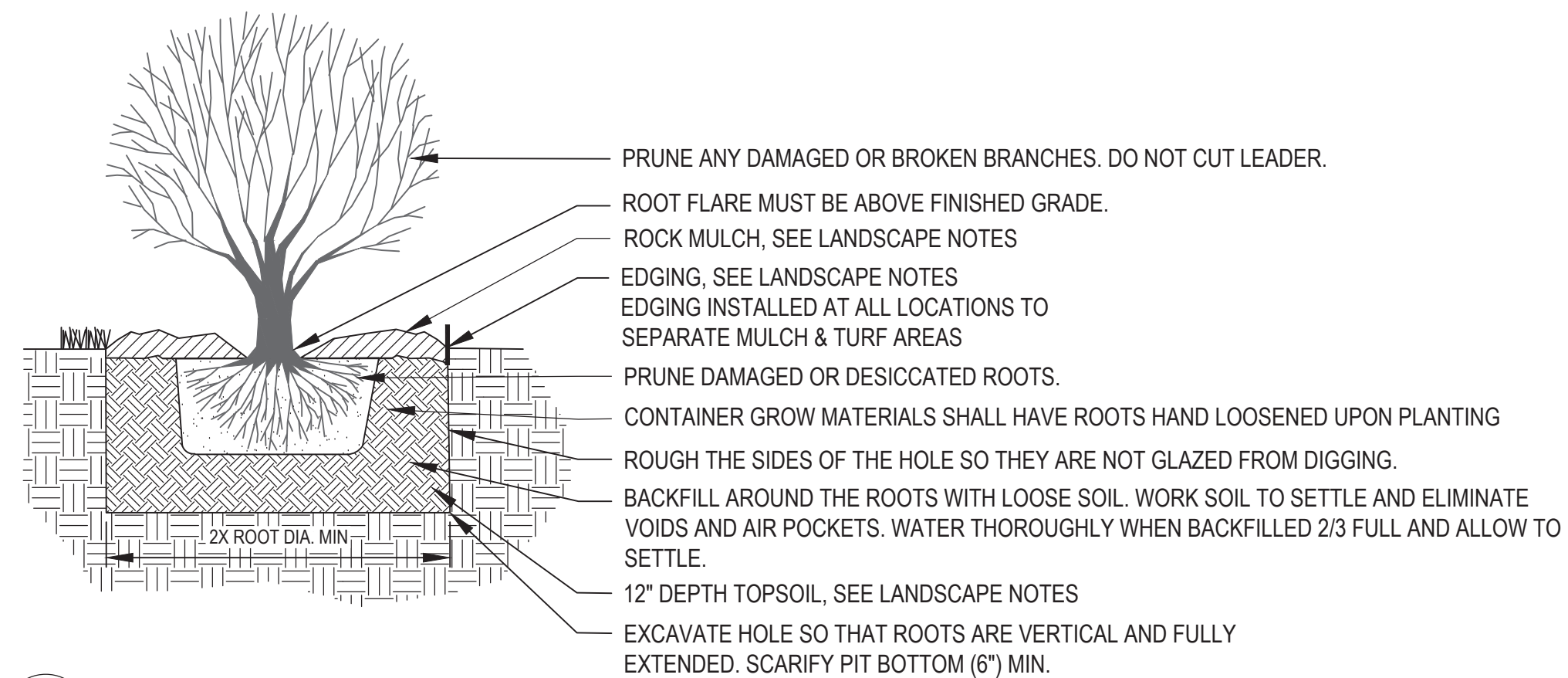
4 PERENNIAL PLANTING
L-802 NOT TO SCALE



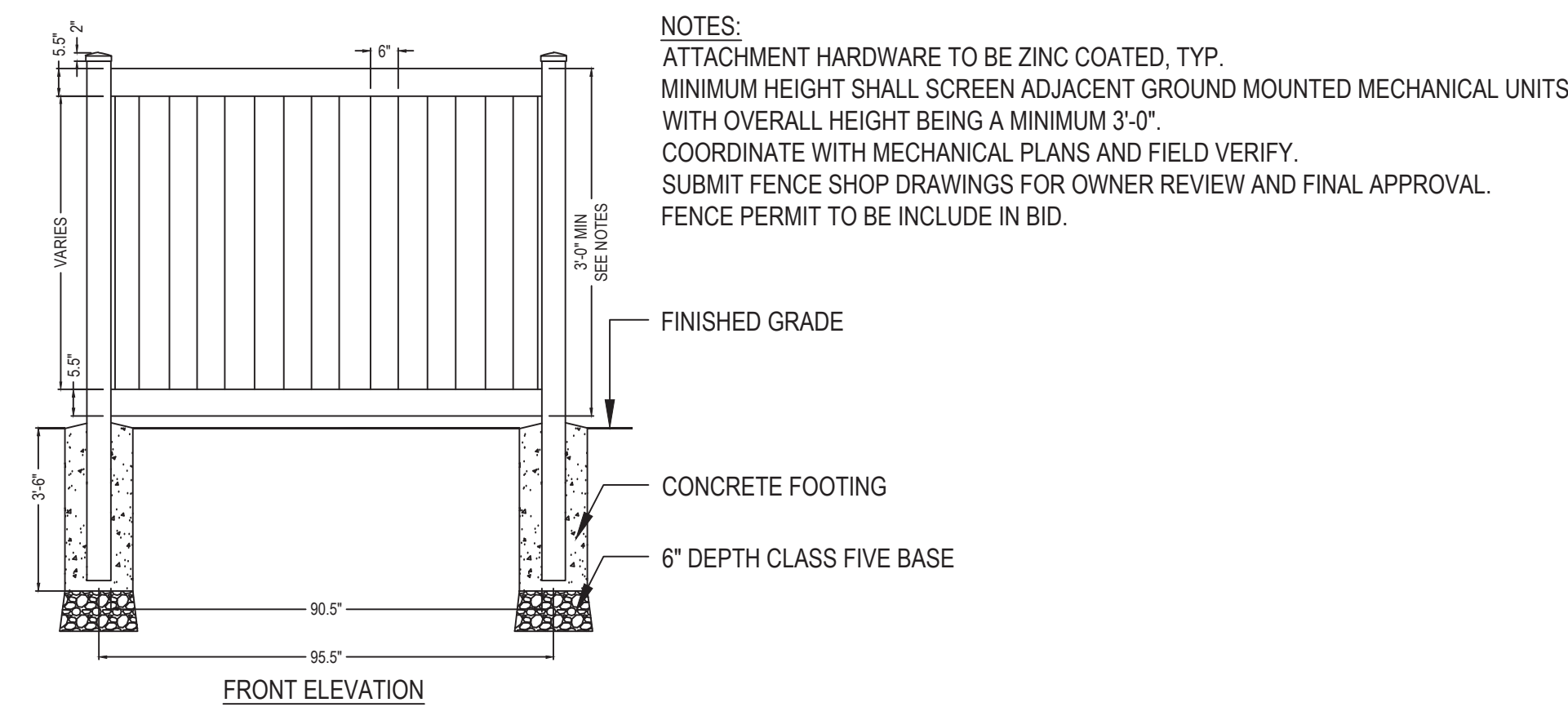
2 CONIFEROUS TREE PLANTING
L-802 NOT TO SCALE



5 ROCK MULCH WITH EDGER
L-802 NOT TO SCALE

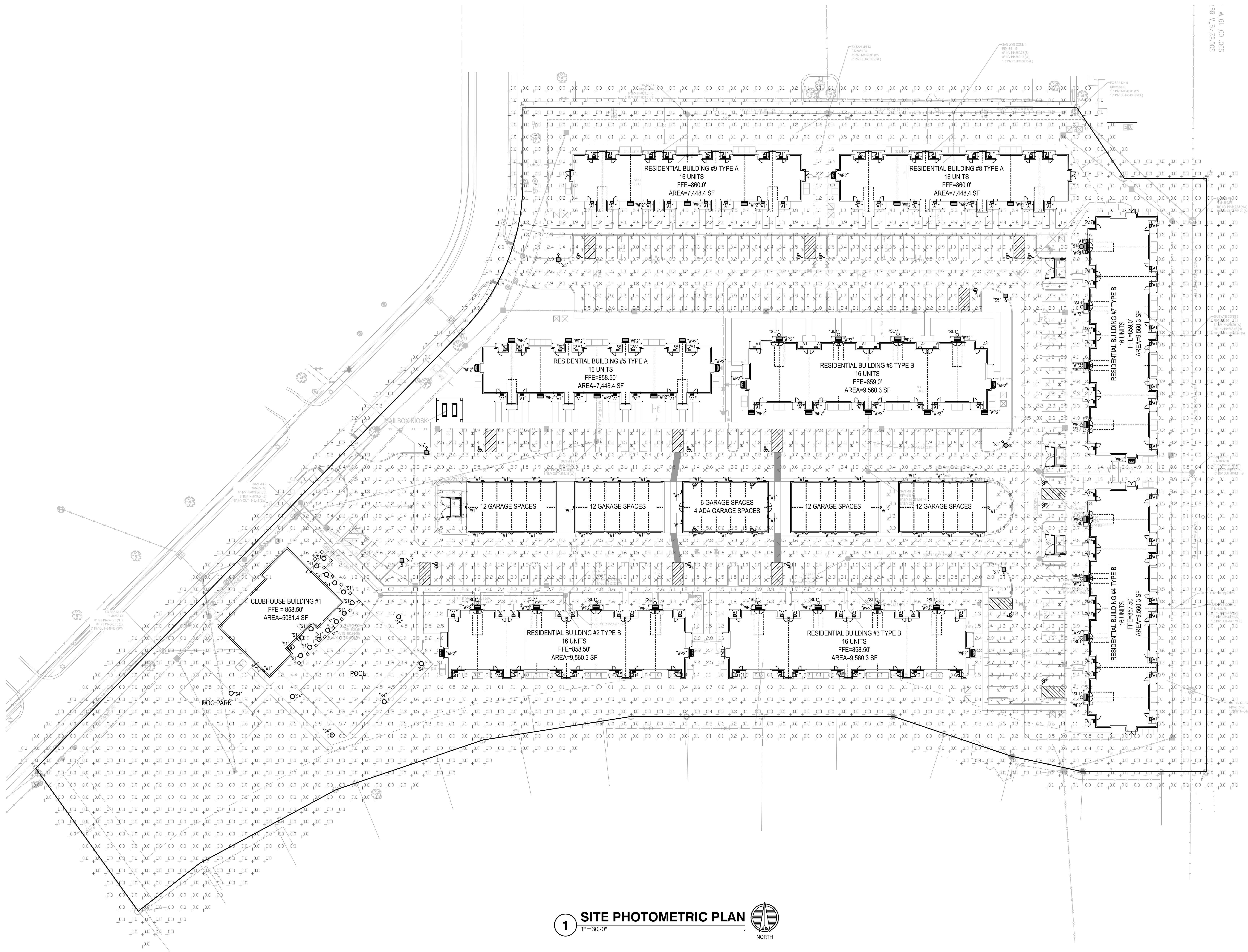


3 SHRUB PLANTING
L-802 NOT TO SCALE



6 PVC SCREEN FENCE DETAIL
L-802 NOT TO SCALE

PHOTOMETRIC STATISTICS					
Description	Avg	Max	Min	Max/Min	Avg/Min
PARKING AREA	1.5	8.8	0.1	88.1	15:1
PROPERTY LINE	0.1	1.5	0.0	na	na



1 SITE PHOTOMETRIC PLAN
1"=30'-0"

CLIENT



3225 S. HOYT AVENUE
MUNCIE, IN 47302
765-282-3778

CONSULTANT



SEAL



2-23-2024

PROJECT TITLE

KENSINGTON GARDENS
EAST SIDE OF NORTH KENSINGTON
MCCORDSVILLE, IN 46055

ISSUED FOR:	DATE
PERMIT SET	2-23-2024

REVISIONS	MARK	DESCRIPTION	DATE

DATE: 2-23-2024

DRAWN BY: CAD

CHECKED BY: DBE

SHEET TITLE

SITE PHOTOMETRIC PLAN

SHEET NUMBER

E001



EXTERIOR LIGHTING FIXTURE SCHEDULE table with columns: MARK, MANUFACTURER, CATALOG NUMBER, DESCRIPTION, MOUNTING (RECESS, SURF, WALL, MOUNTING HEIGHT), FINISH, LAMP TYPE, CODE, WATTAGE, LUMENS, LIGHT LOSS FACTOR, REMARKS. Rows include A1, S1, S4, S5, W1, W2.

REMARKS
1. PROVIDE WITH SQUARE STRAIGHT STEEL POLE, 25'-0" MAXIMUM HEAD HEIGHT ABOVE FINISHED GRADE.
2. PROVIDE WITH 10' TALL POLE.
3. PROVIDE WITH HOUSE SIDE SHELD.

AFX Dexter LED Outdoor Sconce DEXW Series. Includes location table, technical specifications (Features, Construction, Finish, Diffuser, Electrical, LED, Certification, Warranty), and ordering information.

MAXIM CHIP | FLUSH MOUNT S1. Includes technical specifications, product description, measurements, lamping, and ratings. Features a '57400 PENDANT ACCESSORY' image.

NLS LIGHTING HORIZON PT S4. Includes technical specifications, product description, LED wattage chart, and ratings. Features a 'STAR POWER™ OPTICAL SYSTEM' image.

GARDCO OptiForm OFF-S Small S5. Includes site and area information, technical specifications, and ordering information.

Lumark W1. Includes technical specifications, description, and dimensions. Features a 'XTOR CROSSTOUR LED' image.

NLS LIGHTING NV-W W2. Includes technical specifications, key features, and dimensions. Features a 'ARCHITECTURAL HIGH PERFORMANCE FULL CUTOFF WALL PACK' image.

CLIENT: TRG THE RIDGE GROUP. 3225 S. HOYT AVENUE, MUNCIE, IN 47302. 765-282-3778. CONSULTANT: R3B ARCHITECTURE, LLC. 2056 N. ALABAMA ST., INDIANAPOLIS, IN 46202. BILLY@R3BARCHITECTURE.COM. 574-850-2270. SEAL: RICHARD R. BEARD, REGISTERED PROFESSIONAL ENGINEER, INDIANA, 0007195. 2-23-2024.

PROJECT TITLE: KENNINGTON GARDENS EAST SIDE OF NORTH KENNINGTON MCCORDSVILLE, IN 46055

ISSUED FOR: PERMIT SET. DATE: 2-23-2024. REVISIONS table with columns: MARK, DESCRIPTION, DATE. DATE: 2-23-2024. DRAWN BY: CAD. CHECKED BY: DBE. SHEET TITLE: SITE SCHEDULES AND CUT SHEETS. SHEET NUMBER: E002.

LS&A Lummer Sommers & Associates, P.A. CONSULTING ENGINEERS. 3638 SW Summerfield Drive, Suite A, Topeka, Kansas 66614-3974. 866-5 COLLEGE BOULEVARD, SUITE 102, OVERLAND PARK, KANSAS 66210. Telephone: (785) 233-8000. Email: lsqa@lsqa.com. LSA PROJECT NO. 2407002