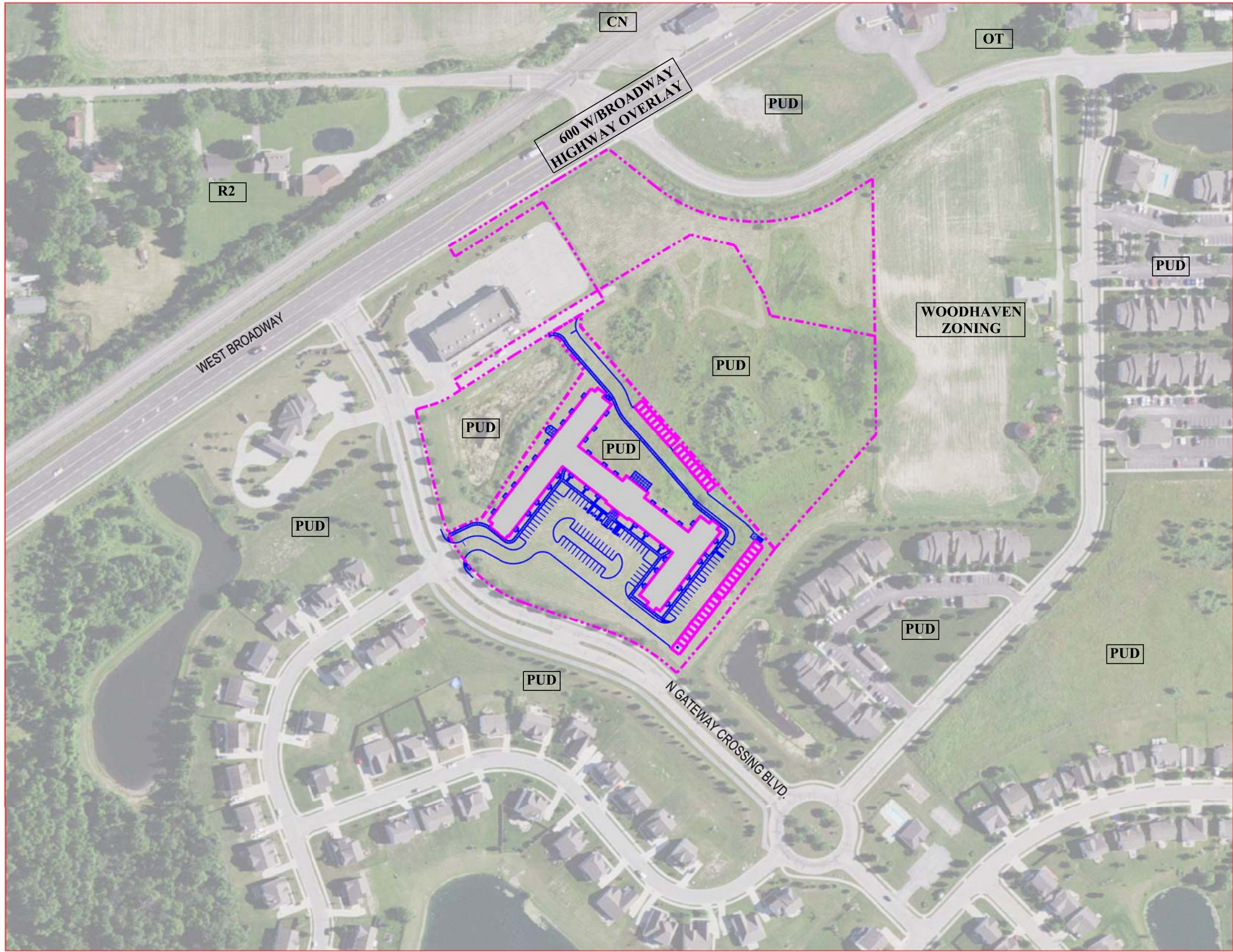
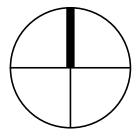




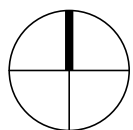
CONTRACT DRAWINGS
FOR THE CONSTRUCTION OF
CLOVER COMMUNITIES McCORDSVILLE
GATEWAY CROSSING
HANCOCK COUNTY
TOWN OF McCORDSVILLE, INDIANA
CLOVER GROUP



VICINITY MAP



LOCATION MAP



DRAWING LIST

BOUNDARY SURVEY	
SITE PLAN	CS101
DEMOLITION PLAN	CD101
GRADING PLAN	CG101
EROSION & SEDIMENT CONTROL PLAN	CG102
STORMWATER DRAINAGE PLAN	CG103
CONSTRUCTION PLAN	CG104
UTILITY PLAN	CU101
LANDSCAPING PLAN & DETAILS	CL101
PHOTOMETRIC PLAN	CL102
SANITARY AND STORMWATER SEWER PROFILES	CU301
SITE DETAILS	CS501
SITE DETAILS	CS502
SITE & LANDSCAPING DETAILS	CS503
WATER DETAILS	CS504
WATER DETAILS	CS505
STORM SEWER DETAILS	CS506
SANITARY SEWER NOTES & DETAILS	CS507
STORMWATER POLLUTION PREVENTION PLAN	CS508
EROSION & SEDIMENT CONTROL DETAILS	CS509

LAND DESCRIPTION PER SURVEY (5.059 ACRE TRACT)

A part of the East Half of the Southwest Quarter and the West Half of the Southeast Quarter of Section 26, Township 17 North, Range 5 East, in Vernon Township, Hancock County, Indiana, more particularly described as follows:

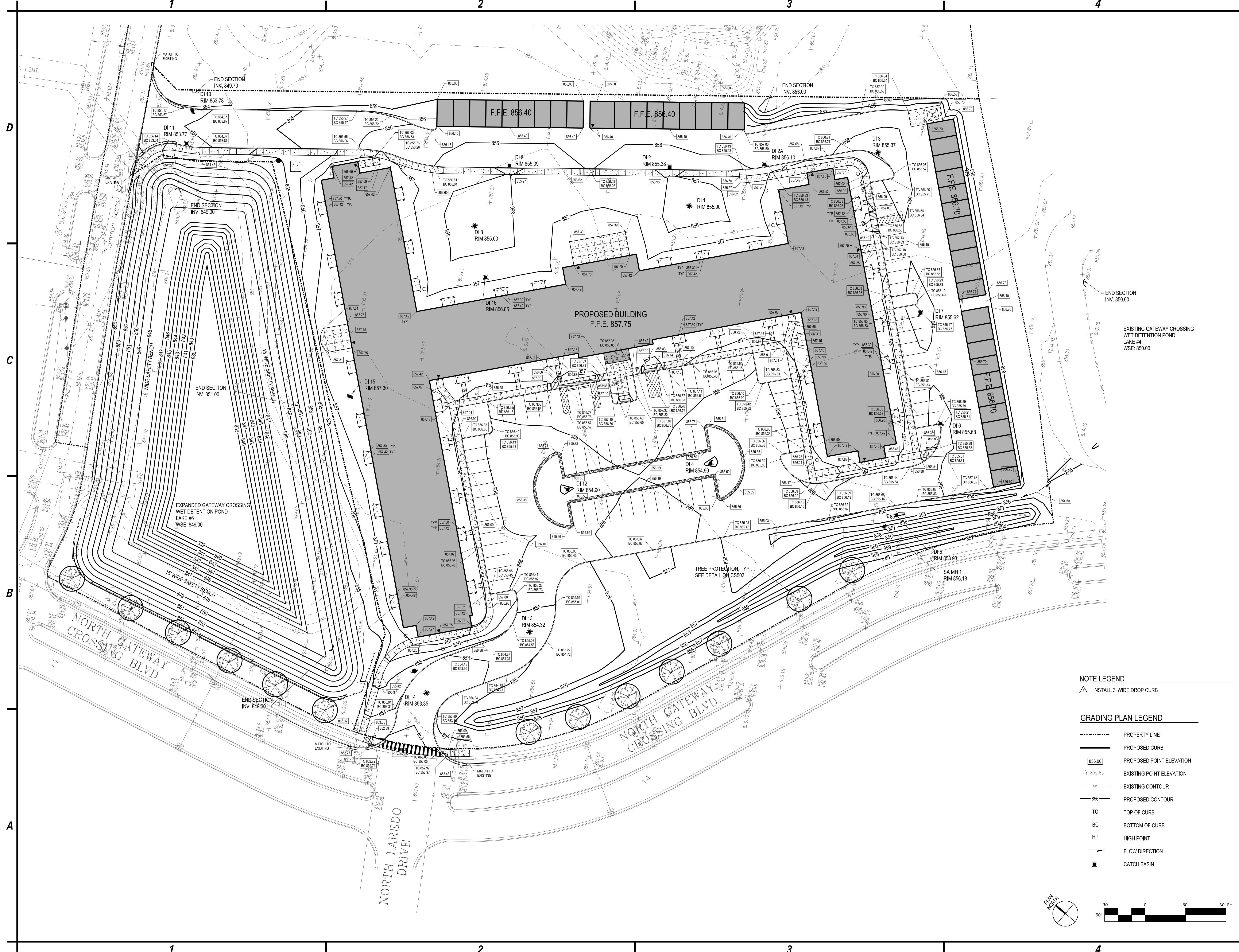
COMMENCING at the Northeast corner of the West Half of the Southeast Quarter of said Section; thence North 89 degrees 59 minutes 42 seconds West along the North line of said Half Quarter Section a distance of 1,020.63 feet; thence South 00 degrees 52 minutes 49 seconds West a distance of 741.04 feet to a northwesterly boundary line of Gateway Crossing Apartments, Section Three as recorded in Instrument 2003-10979 in Plat Cabinet "C", Slide 122 & 123 in the Office of the Recorder, Hancock County, Indiana; thence along the northwesterly boundary lines of said Gateway Crossing Apartments, Section Three by the next four (4) courses; 1) South 43 degrees 13 minutes 24 seconds West 308.07 feet to the POINT OF BEGINNING of this description; 2) South 38 degrees 38 minutes 57 seconds West 187.29 feet to the point of curvature of a curve concave northwesterly, the radius point of said curve being North 51 degrees 21 minutes 03 seconds West 715.00 feet from said point; 3) southwesterly along said curve 53.13 feet to the point of tangency of said curve, said point being South 47 degrees 05 minutes 37 seconds East 715.00 feet from the radius point of said curve; 4) South 42 degrees 54 minutes 24 seconds West 79.02 feet to a point on a curve concave southwesterly, the radius point of said curve being South 45 degrees 06 minutes 39 seconds West 390.00 feet from said point, said point also being on a northeasterly boundary line of Gateway Crossing, Section One as recorded in Instrument 2002-13631 in Plat Cabinet "C", Slide 98-100 in said Recorder's Office; thence along the northeasterly boundary lines of said Gateway Crossing, Section One by the next three (3) courses; 1) northwesterly along said curve 165.68 feet to the point of tangency of said curve, said point being North 20 degrees 46 minutes 14 seconds East 390.00 feet from the radius point of said curve; 2) North 69 degrees 13 minutes 47 seconds West 176.19 feet to the point of curvature of a curve concave northeasterly, the radius point of said curve being North 20 degrees 46 minutes 13 seconds East 260.00 feet from said point; 3) northwesterly along said curve 214.95 feet to the point of tangency of said curve, said point being South 68 degrees 08 minutes 18 seconds West 260.00 feet from the radius point of said curve; thence North 68 degrees 08 minutes 22 seconds East a distance of 75.92 feet; thence North 36 degrees 32 minutes 01 seconds East a distance of 359.89 feet; thence North 39 degrees 21 minutes 34 seconds West a distance of 57.75 feet; thence North 29 degrees 28 minutes 35 seconds West a distance of 24.41 feet; thence North 74 degrees 28 minutes 35 seconds West a distance of 25.34 feet; thence North 60 degrees 32 minutes 50 seconds East a distance of 81.61 feet; thence South 05 degrees 38 minutes 25 seconds West a distance of 24.61 feet; thence South 39 degrees 21 minutes 43 seconds East a distance of 594.43 feet to the POINT OF BEGINNING. Containing 5.059 acres, more or less.

DEVELOPER:
CLOVER COMMUNITIES MCCORDSVILLE, LLC
348 HARRIS HILL RD.
WILLIAMSVILLE, NY 14221
716-688-8640

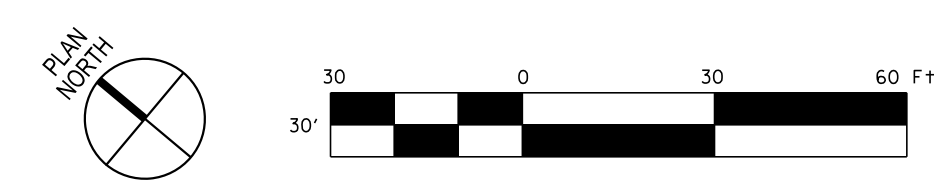
ENGINEER:
C&S ENGINEERS, INC.
141 ELM STREET, SUITE 100
BUFFALO, NY 14203
PHONE: 716-847-1630

C&S PROJECT: F53.321.002

OCTOBER 2019



- NOTE LEGEND**
- INSTALL 3' WIDE DROP CURB
- GRADING PLAN LEGEND**
- PROPERTY LINE
 - PROPOSED CURB
 - PROPOSED POINT ELEVATION
 - EXISTING POINT ELEVATION
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - TC TOP OF CURB
 - BC BOTTOM OF CURB
 - HP HIGH POINT
 - FLOW DIRECTION
 - CATCH BASIN



C&S Engineers, Inc.
141 Elm St. Suite 100
Buffalo, New York 14203
Phone: 716-847-1630
Fax: 716-847-1454
www.cscos.com

CLOVER GROUP

ERIC JAMES DANIEL
REGISTERED PROFESSIONAL ENGINEER
No. PE11900101
PRELIMINARY
NOT FOR CONSTRUCTION
ERIC JAMES DANIEL
DATE: 9/20/2019

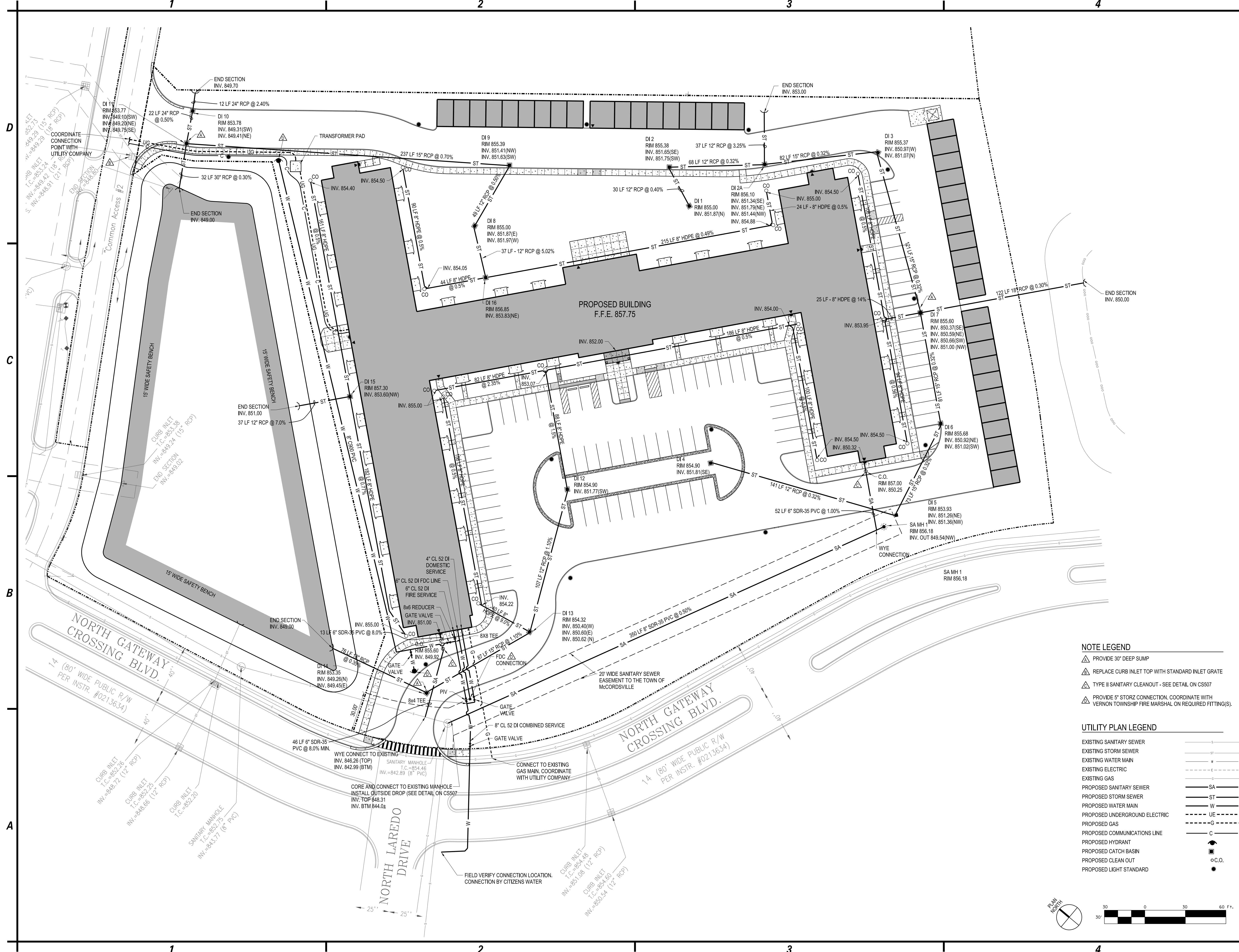
CLOVER COMMUNITIES MCCORDSVILLE
GATEWAY CROSSING
MCCORDSVILLE, IN

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: F53.321.001		
DATE: 10-8-2019		
SCALE: AS SHOWN		
DRAWN BY: J. HURLEY/S. SCHIENER		
DESIGNED BY: E. DANIEL		
CHECKED BY:		
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW		

GRADING PLAN

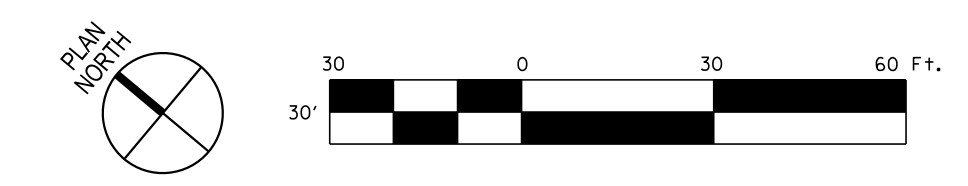
CG101

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- NOTE LEGEND**
- △ PROVIDE 30" DEEP SUMP
 - △ REPLACE CURB INLET TOP WITH STANDARD INLET GRATE
 - △ TYPE II SANITARY CLEANOUT - SEE DETAIL ON CS507
 - △ PROVIDE 5" STORZ CONNECTION, COORDINATE WITH VERNON TOWNSHIP FIRE MARSHAL ON REQUIRED FITTING(S).

- UTILITY PLAN LEGEND**
- | | |
|-------------------------------|-------|
| EXISTING SANITARY SEWER | —S— |
| EXISTING STORM SEWER | —ST— |
| EXISTING WATER MAIN | —W— |
| EXISTING ELECTRIC | —E— |
| EXISTING GAS | —G— |
| PROPOSED SANITARY SEWER | —SA— |
| PROPOSED STORM SEWER | —ST— |
| PROPOSED WATER MAIN | —W— |
| PROPOSED UNDERGROUND ELECTRIC | —UE— |
| PROPOSED GAS | —G— |
| PROPOSED COMMUNICATIONS LINE | —C— |
| PROPOSED HYDRANT | ● |
| PROPOSED CATCH BASIN | ○C.O. |
| PROPOSED CLEAN OUT | ● |
| PROPOSED LIGHT STANDARD | ● |



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ERIC JAMES DANIEL
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PRELIMINARY
NOT FOR CONSTRUCTION
ERIC JAMES DANIEL
DATE: 9/20/2019

CLOVER COMMUNITIES MCCORDSVILLE
GATEWAY CROSSING
MCCORDSVILLE, IN

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: F53.321.001		
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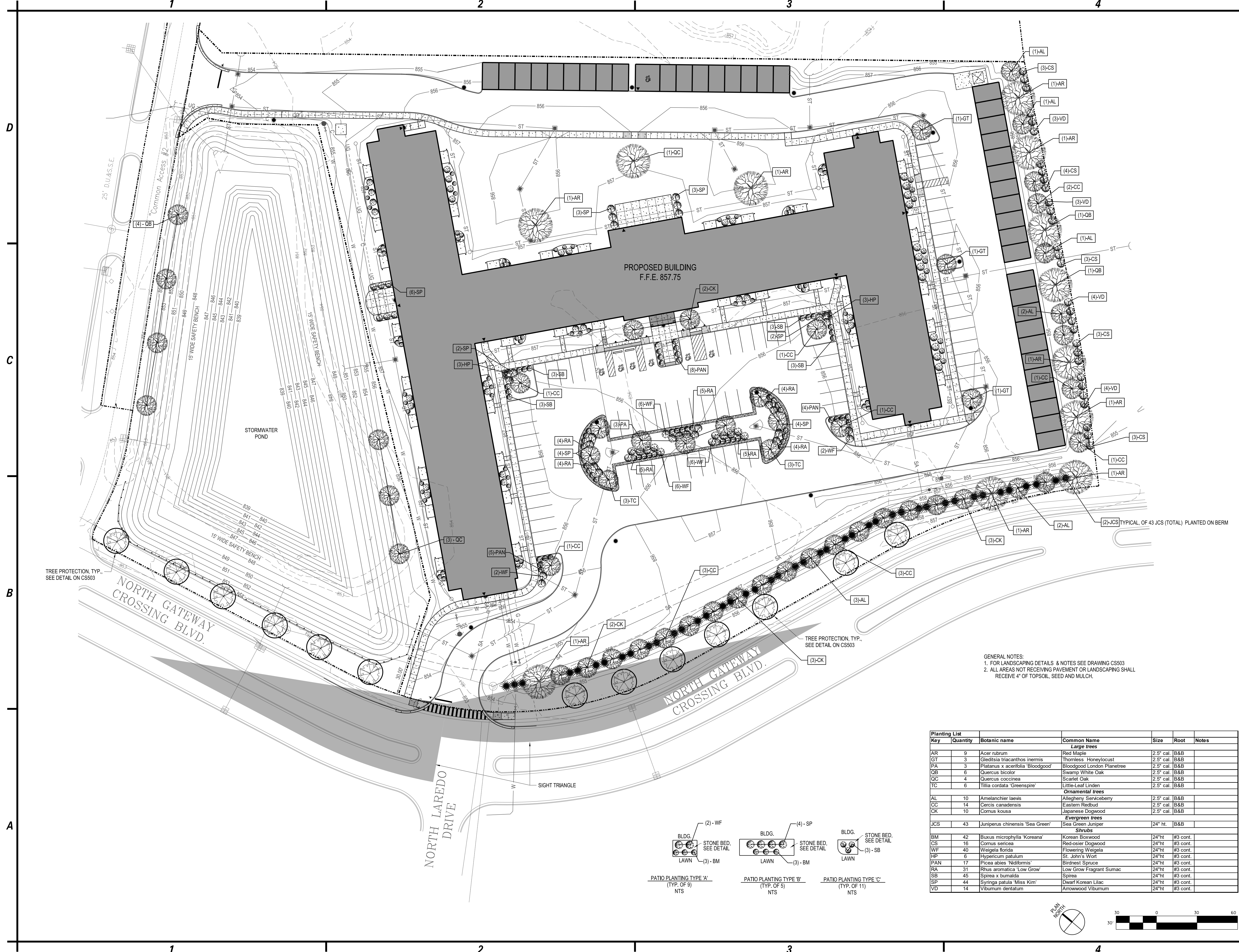
UTILITY PLAN

CU101

PLAN NORTH

0 30 60 FT.

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Planting List						
Key	Quantity	Botanic name	Common Name	Size	Root	Notes
Large trees						
AR	9	Acer rubrum	Red Maple	2.5" cal	B&B	
GT	3	Gleditsia triacanthos inermis	Thornless Honeylocust	2.5" cal	B&B	
PA	3	Platanus x acerifolia 'Bloodgood'	Bloodgood London Planetree	2.5" cal	B&B	
QB	6	Quercus bicolor	Swamp White Oak	2.5" cal	B&B	
QC	4	Quercus coccinea	Scarlet Oak	2.5" cal	B&B	
TC	6	Tilia cordata 'Greenspire'	Little-Leaf Linden	2.5" cal	B&B	
Ornamental trees						
AL	10	Amelanchier laevis	Allegheny Serviceberry	2.5" cal	B&B	
CC	14	Cercis canadensis	Eastern Redbud	2.5" cal	B&B	
CK	10	Cornus kousa	Japanese Dogwood	2.5" cal	B&B	
Evergreen trees						
JCS	43	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" ht.	B&B	
Shrubs						
BM	42	Buxus microphylla 'Koreana'	Korean Boxwood	24"ht	#3 cont.	
CS	16	Cornus sericea	Red-osier Dogwood	24"ht	#3 cont.	
WF	40	Weigela florida	Flowering Weigela	24"ht	#3 cont.	
HP	6	Hydrangea patulum	St. John's Wort	24"ht	#3 cont.	
PAN	17	Picea abies 'Nidiformis'	Birdnest Spruce	24"ht	#3 cont.	
RA	31	Rhus aromatica 'Low Grow'	Low Grow Fragrant Sumac	24"ht	#3 cont.	
SB	45	Spiraea x bumalda	Spiraea	24"ht	#3 cont.	
SP	44	Syringa patula 'Miss Kim'	Dwarf Korean Lilac	24"ht	#3 cont.	
VD	14	Viburnum dentatum	Arrowwood Viburnum	24"ht	#3 cont.	

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COMPANIES®

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www.cscos.com

CLOVER
GROUP

ERIC JAMES DANIEL
REGISTERED
No. PE1199010
PRELIMINARY
NOT FOR
CONSTRUCTION

ERIC JAMES DANIEL
DATE: 9/20/2019

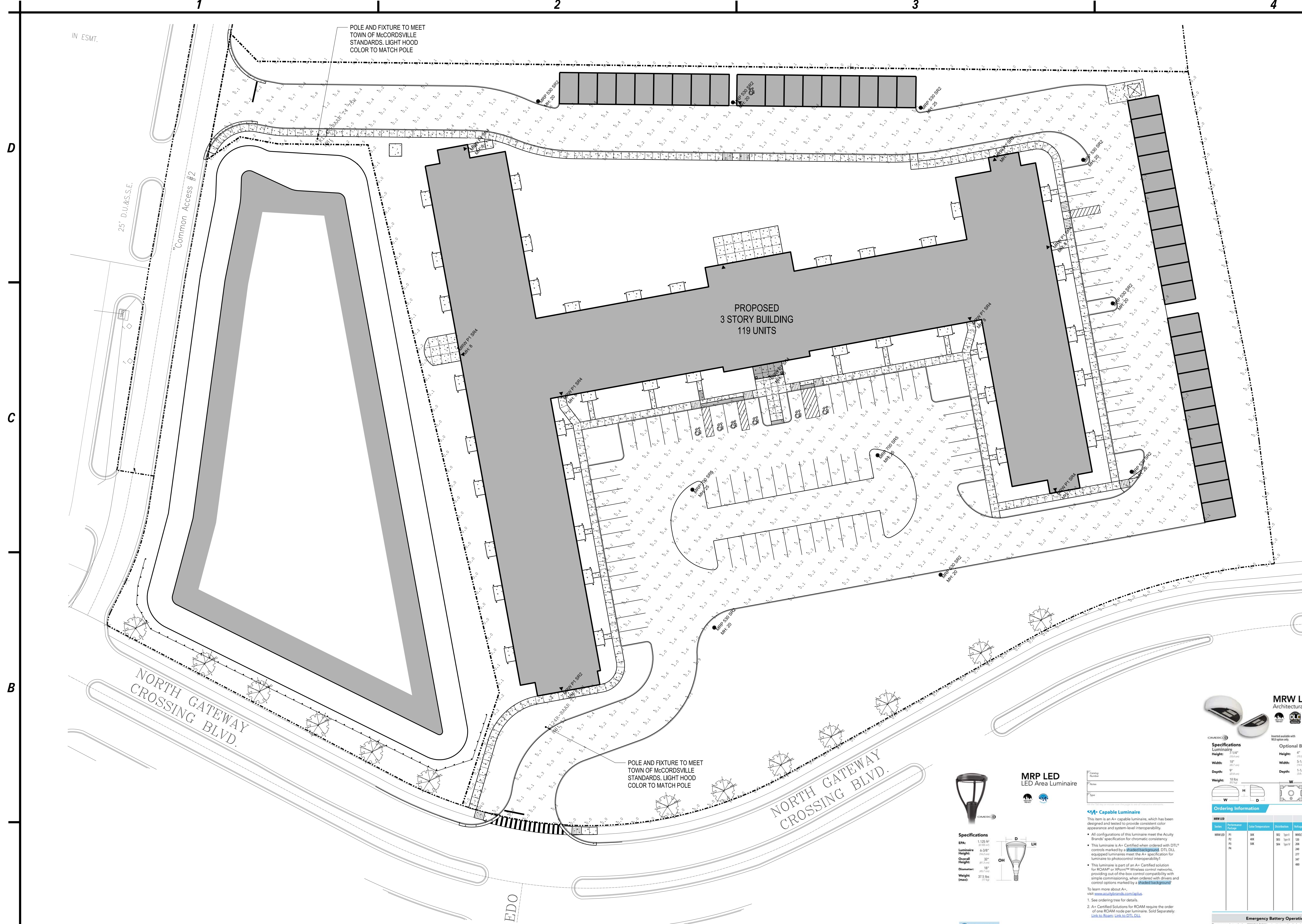
CLOVER COMMUNITIES MCCORDSVILLE
GATEWAY CROSSING
MCCORDSVILLE, IN

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LANDSCAPING
PLAN

CL101

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Calculation Summary						
Label	CalcType	Units	Avg	Max	Min	Avg/Min
Pavement	Illuminance	Fc	0.82	2.8	0.0	N.A.
Pond Patio	Illuminance	Fc	2.23	6.7	0.6	3.72
Property Line	Illuminance	Fc	0.08	1.4	0.0	N.A.
Sidewalk	Illuminance	Fc	0.97	8.4	0.0	N.A.

Luminaire Schedule						
Symbol	Tag	Qty	[MANUFAC]	Label	Arrangement	MOUNTING HEIGHT
●	MRP 530 SR2	8	Lithonia Lighting	MRP LED 42C 530 40K SR2 MVOLT	SINGLE	20 FEET
●	MRP 700 SR5	2	Lithonia Lighting	MRP LED 42C 700 40K SR5 MVOLT	SINGLE	20 FEET
●	MRW P1 SR2	2	Lithonia Lighting	MRW LED P1 SR2 40K MVOLT	SINGLE	20 FEET
●	MRW P1 SR4	7	Lithonia Lighting	MRW LED P1 SR4 40K MVOLT	SINGLE	20 FEET
●	K124R-BAAR T5 75W	1	King Luminaire	0100sb3ar5x07530xxb	SINGLE	12 FEET
●	K124R-BAAR T4 75W	1	King Luminaire	0100sb3ar4x07540xxa	SINGLE	12 FEET

MRP LED
LED Area Luminaire

Capable Luminaire

This luminaire is an A+ Capable Luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency.
- This luminaire is A+ Certified when ordered with DTL* controls marked by a **Blue Background** DTL DCL equipped luminaire meet the A+ specification for luminaire to photocell interoperability.
- This luminaire is part of an A+ Certified solution for RCM or RCM+ wireless control networks, providing out-of-the-box control compatibility with simple commissioning when ordered with drivers and control options marked by a **Blue Background**.

To learn more about A+, visit www.acuitybrands.com/a+.

1. See ordering tree for details.

2. A+ Certified Solutions for RCM require the order of one RCM node per luminaire. Sold Separately. [Link to RCM](#); [Link to DTL](#).

MRW LED
Architectural Wall Sconce

Specifications

Height: 12.5" (318 mm)
Width: 4.5" (114 mm)
Depth: 3.5" (89 mm)
Weight: 3.5 lbs (1.6 kg)

Ordering Information

Label	Qty	Label	Qty	Label	Qty
MRW LED P1 SR2	2	MRW LED P1 SR4	7	MRW LED P1 SR2	2

Emergency Battery Operation

The emergency battery backup (EBBC) is a lithium-ion battery pack that provides up to 90 minutes of emergency lighting. The EBBC is designed to be replaced by a qualified technician. The EBBC is not to be used for anything other than emergency lighting.

C&S COMPANIES

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Buffalo, New York 14203
Phone: 716-847-1630
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CLOVER GROUP

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REGISTERED
No. PE11990101
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NOT FOR CONSTRUCTION
ERIC JAMES DANIEL
DATE: 9/20/2019

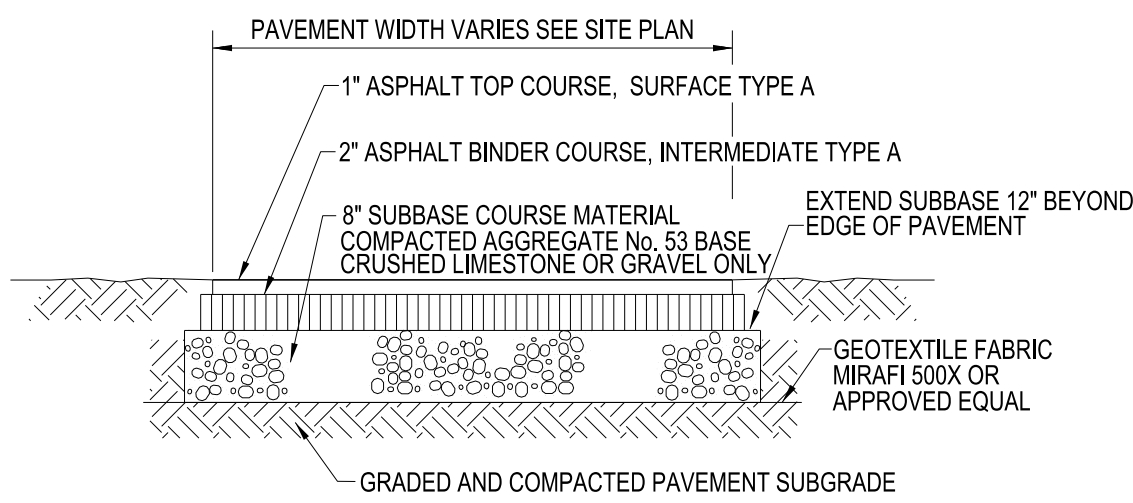
CLOVER COMMUNITIES McCORDSVILLE
GATEWAY CROSSING
McCORDSVILLE, IN

MARK	DATE	DESCRIPTION
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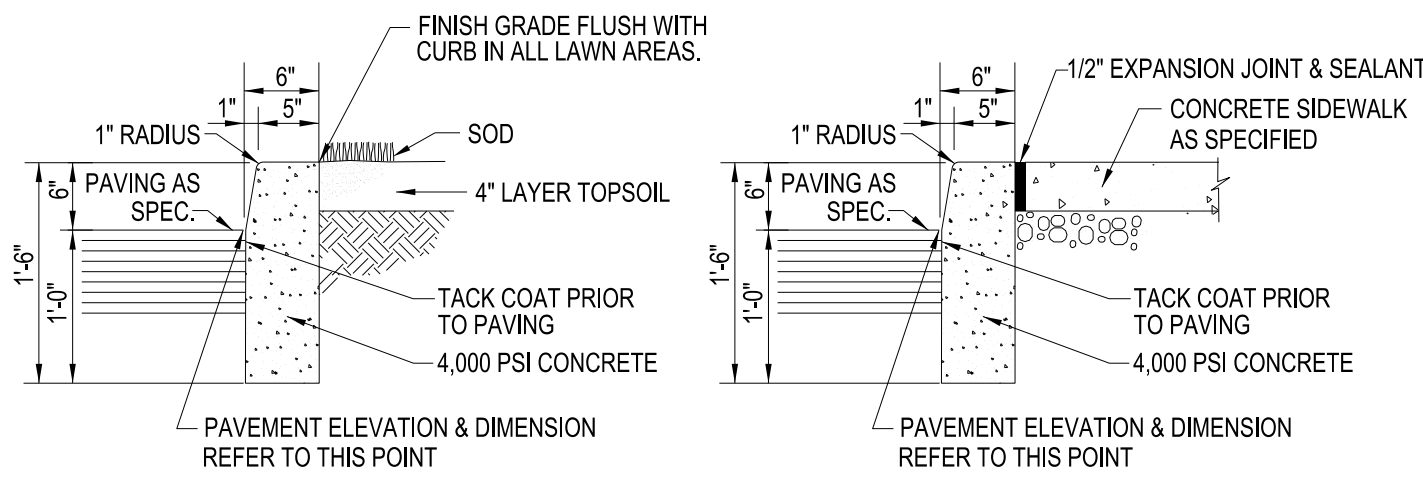
PHOTOMETRIC PLAN

CL102

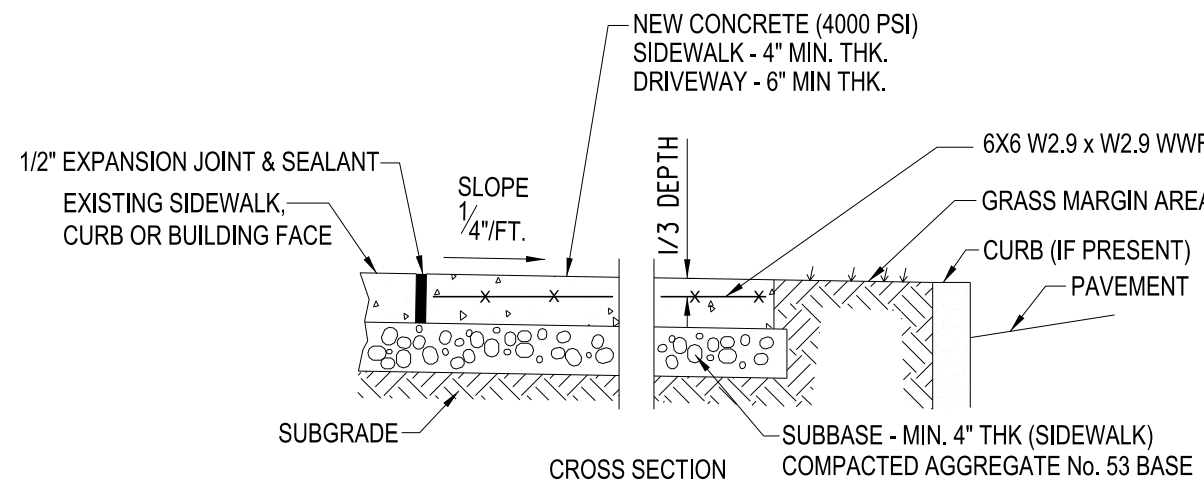
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STANDARD DUTY ASPHALT SECTION
N.T.S.

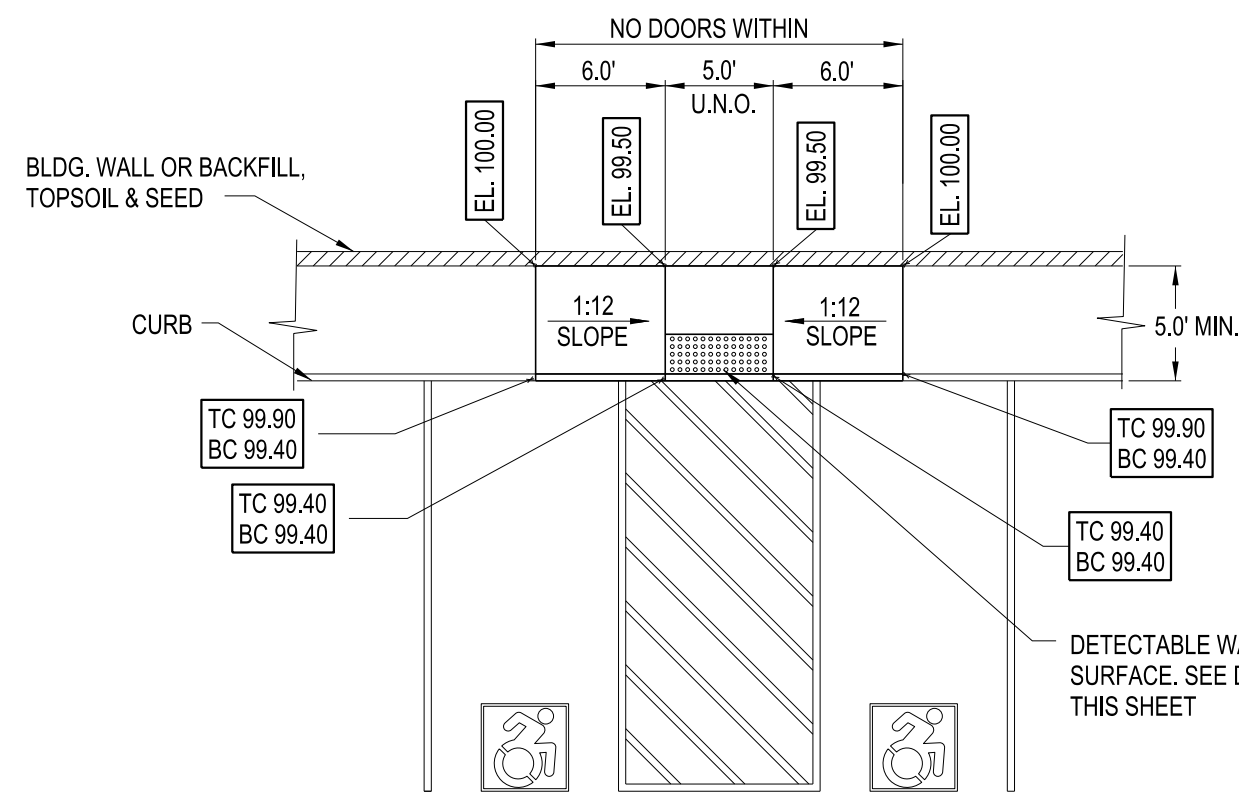


CONCRETE CURB
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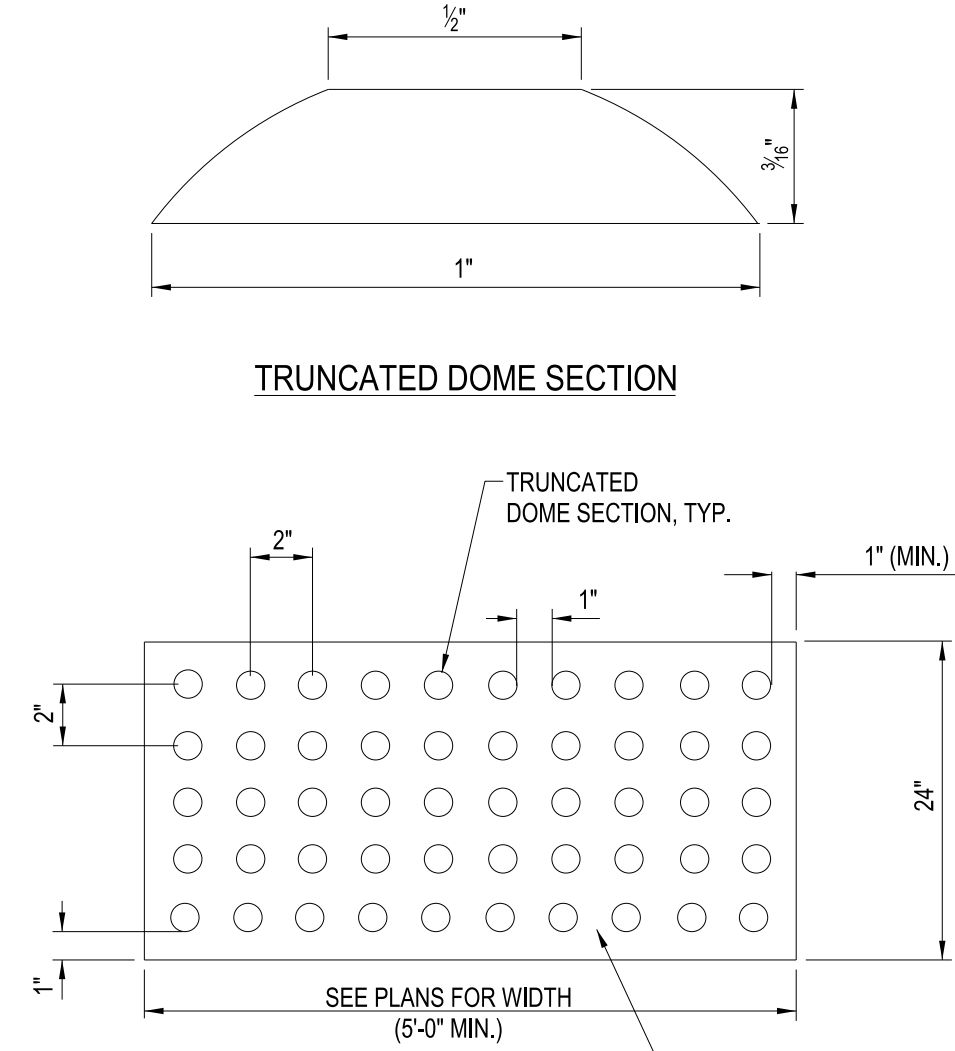


- NOTES:
1. CONTROL JOINTS TO BE AT 5'-0" O.C. BOTH WAYS OR AS SHOWN ON DRAWINGS SEAL JOINTS PER SPECIFICATIONS

CONCRETE SIDEWALK
N.T.S.

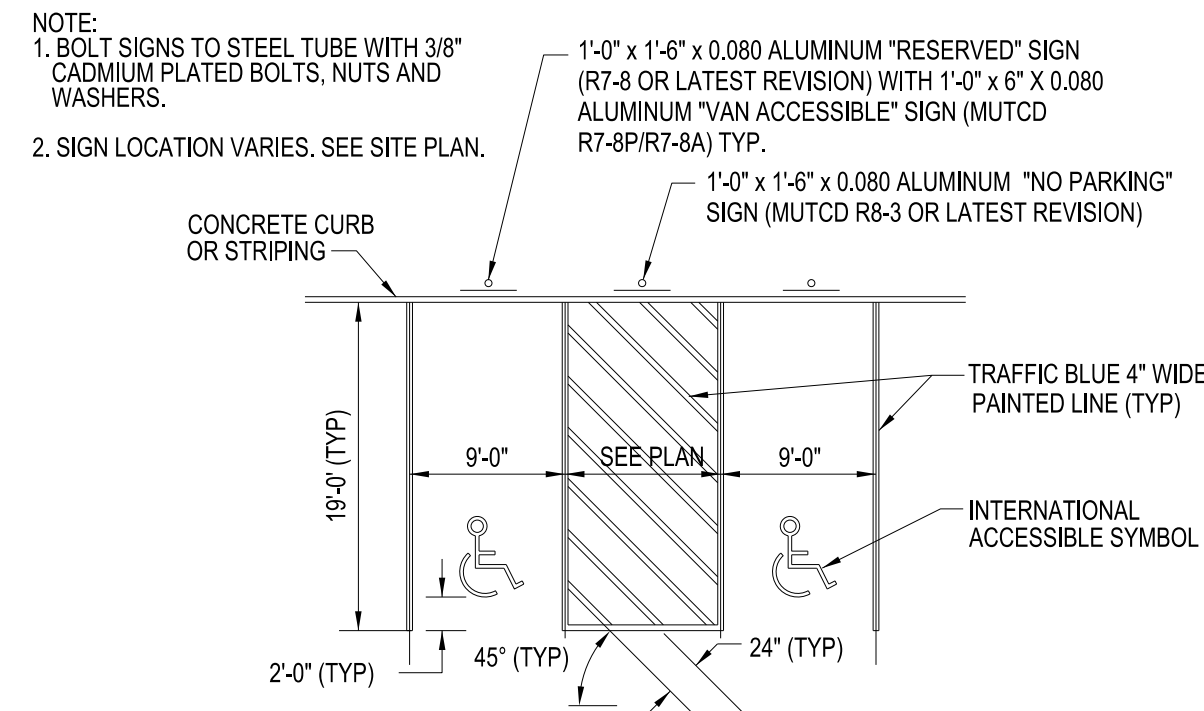


ACCESSIBLE CURB RAMP "A"
N.T.S.

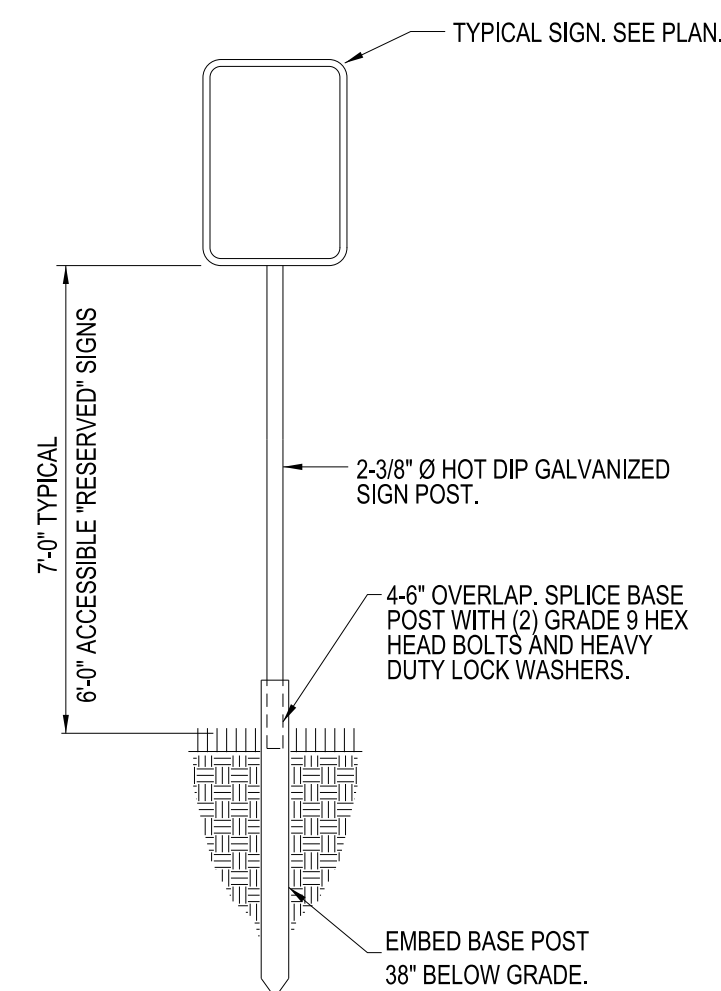


- NOTE:
1. DETECTABLE WARNING DEVICES SHALL BE PER 2010 ADA STANDARDS SECTION 705 OR THE MOST CURRENT UPDATE

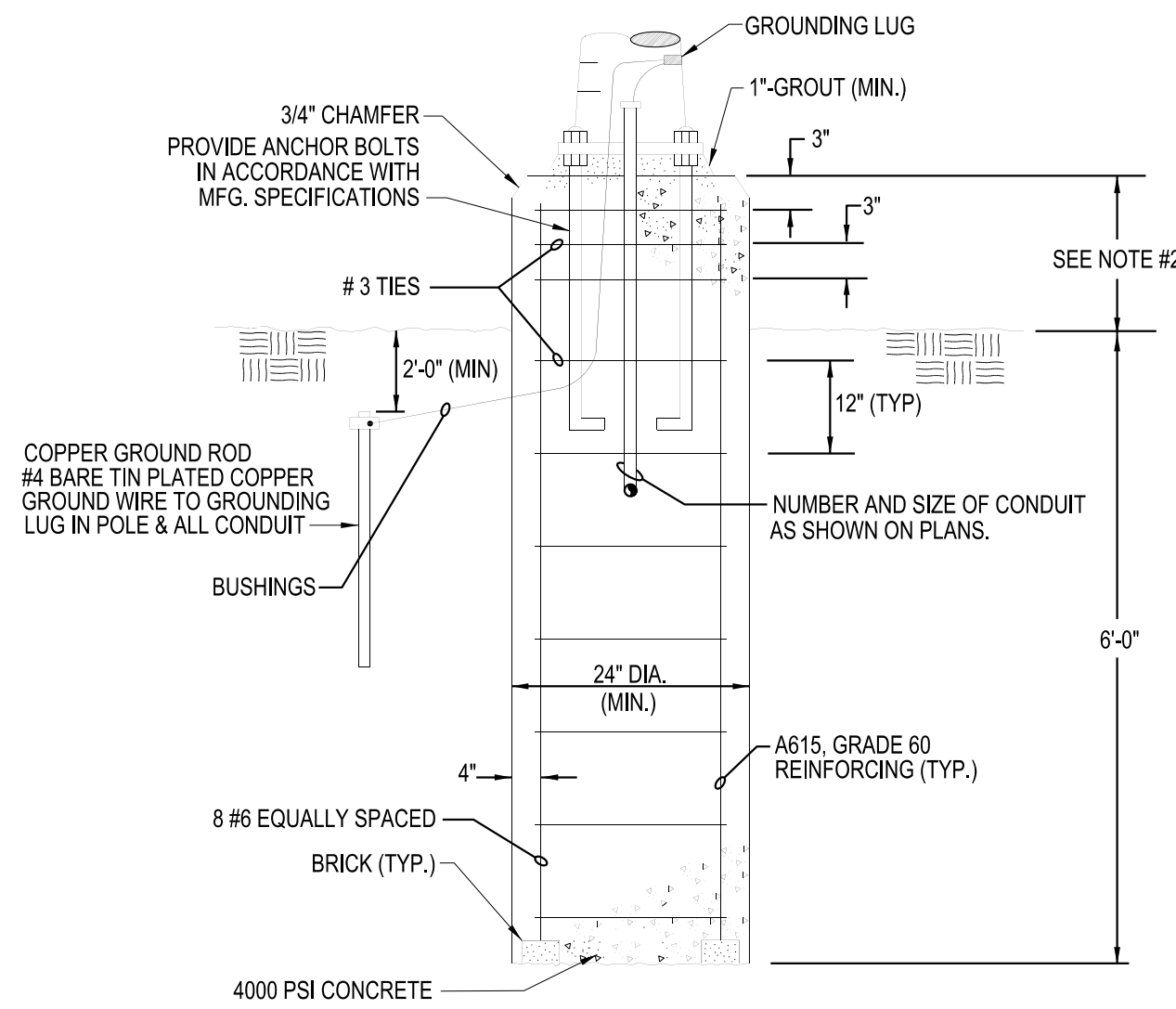
DETECTABLE WARNING SURFACE
N.T.S.



ACCESSIBLE SIGNS AND MARKINGS
N.T.S.

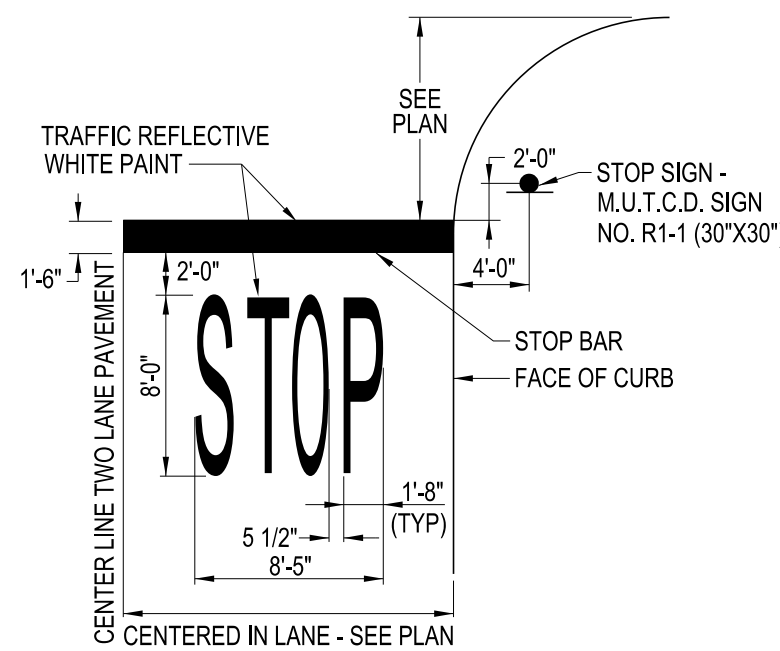


SIGN POST
N.T.S.

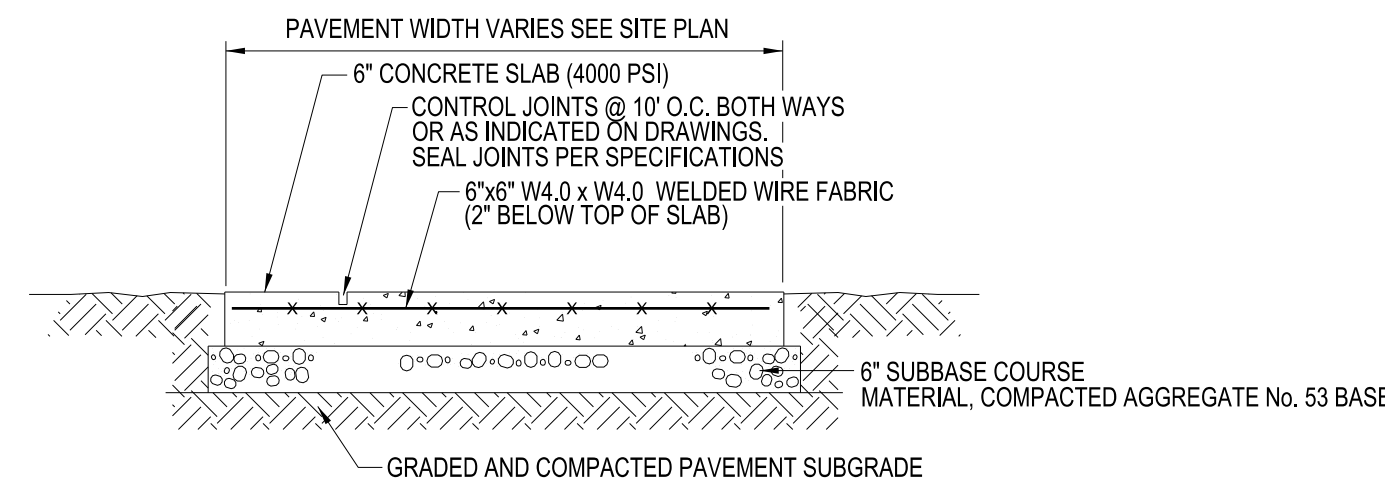


- NOTES:
1. AUGER HOLES FOR FOOTING, INSPECT THE EXCAVATION AND NOTIFY THE ENGINEER OF UNSUITABLE MATERIALS BEFORE PLACING THE STEEL & CONCRETE
 2. LIGHT POLE BASE SHALL BE: 30" ABOVE GRADE IN PAVED AREAS
12" ABOVE THE CURB IN LANDSCAPED AREAS
30" ABOVE GRADE IN LANDSCAPED AREAS W/O CURBING
 3. FOR LOCATIONS OF LIGHT POLES SEE SITE PLAN

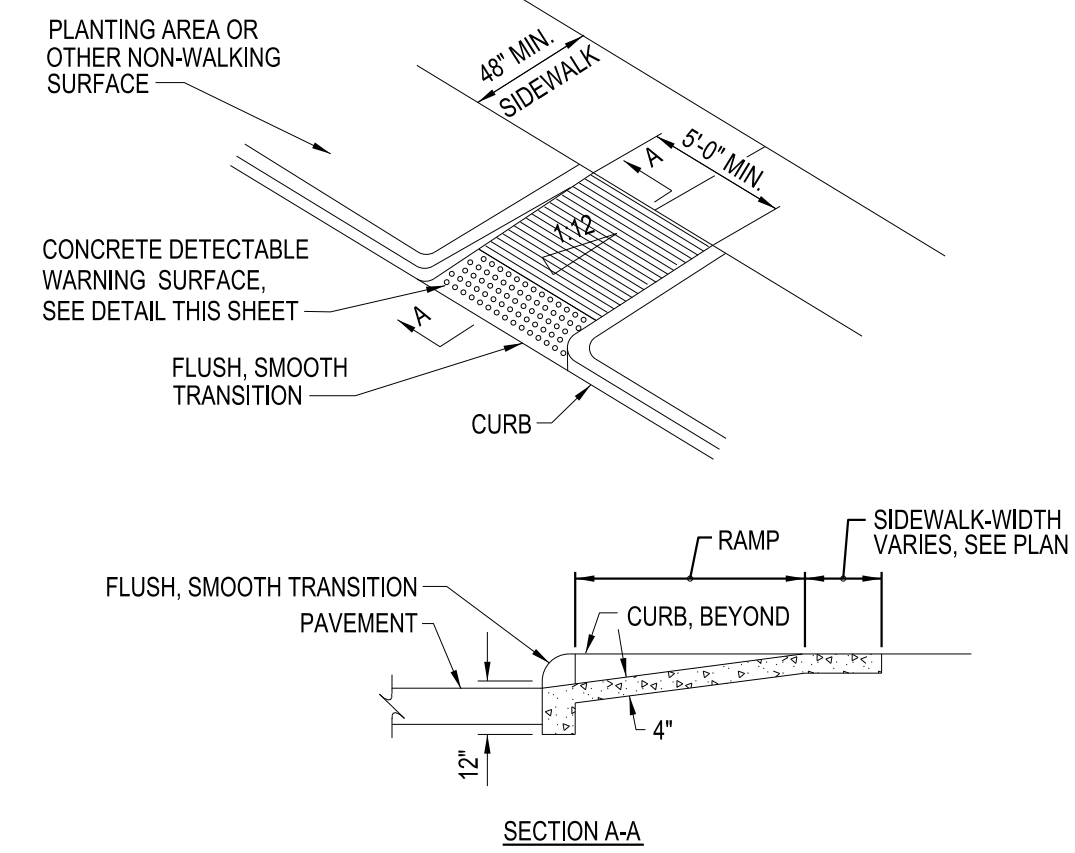
LIGHT POLE FOUNDATION
N.T.S.



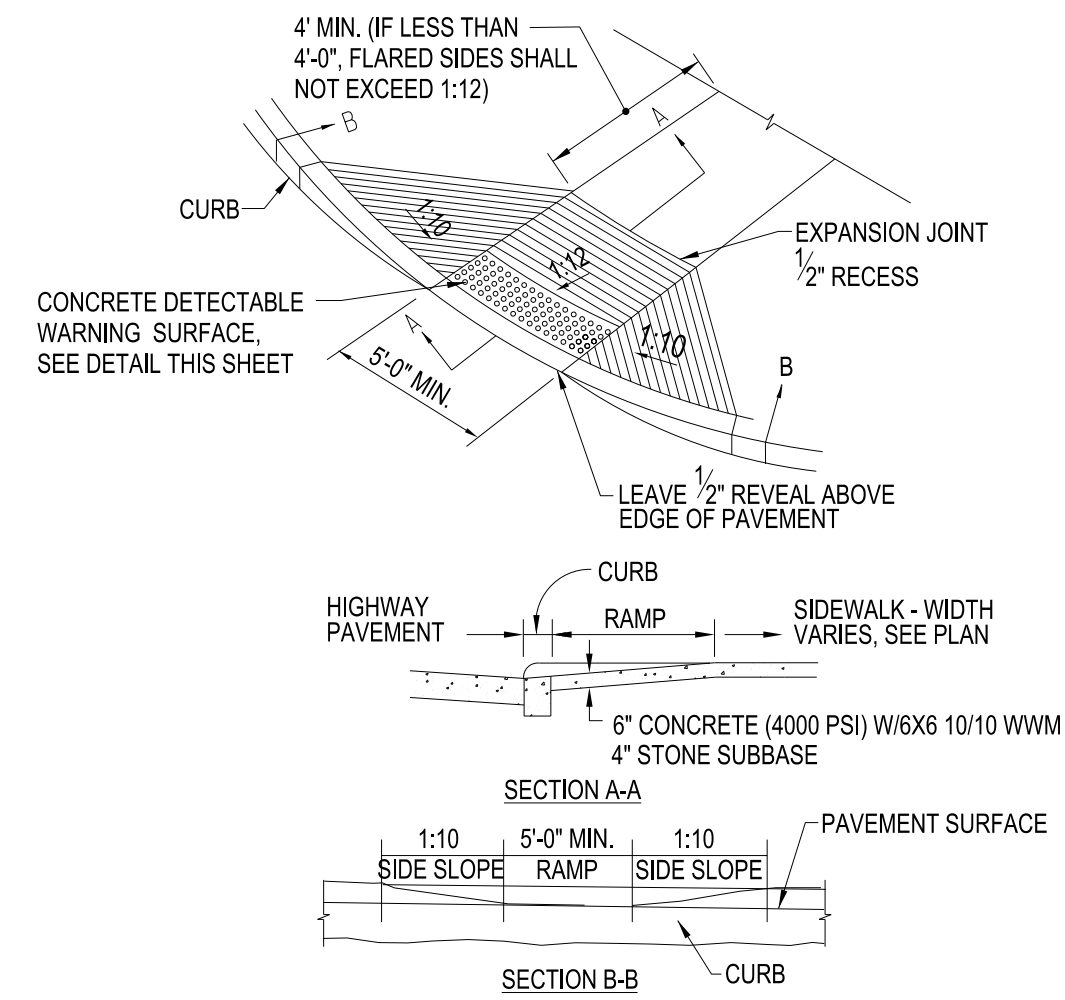
STOP BAR/STOP SIGN DETAIL
N.T.S.



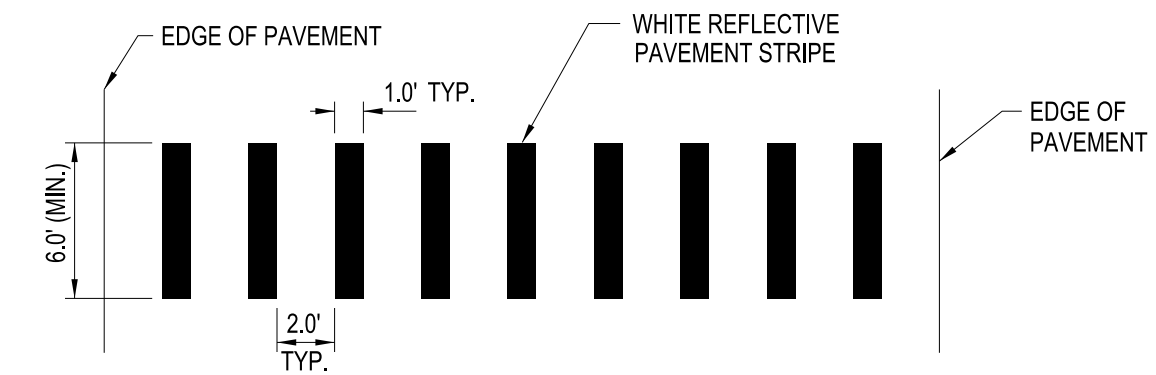
EXTERIOR CONCRETE
SLAB-ON-GRADE SECTION
N.T.S.



ACCESSIBLE CURB RAMP "B"
N.T.S.



ACCESSIBLE CURB RAMP "C"
N.T.S.

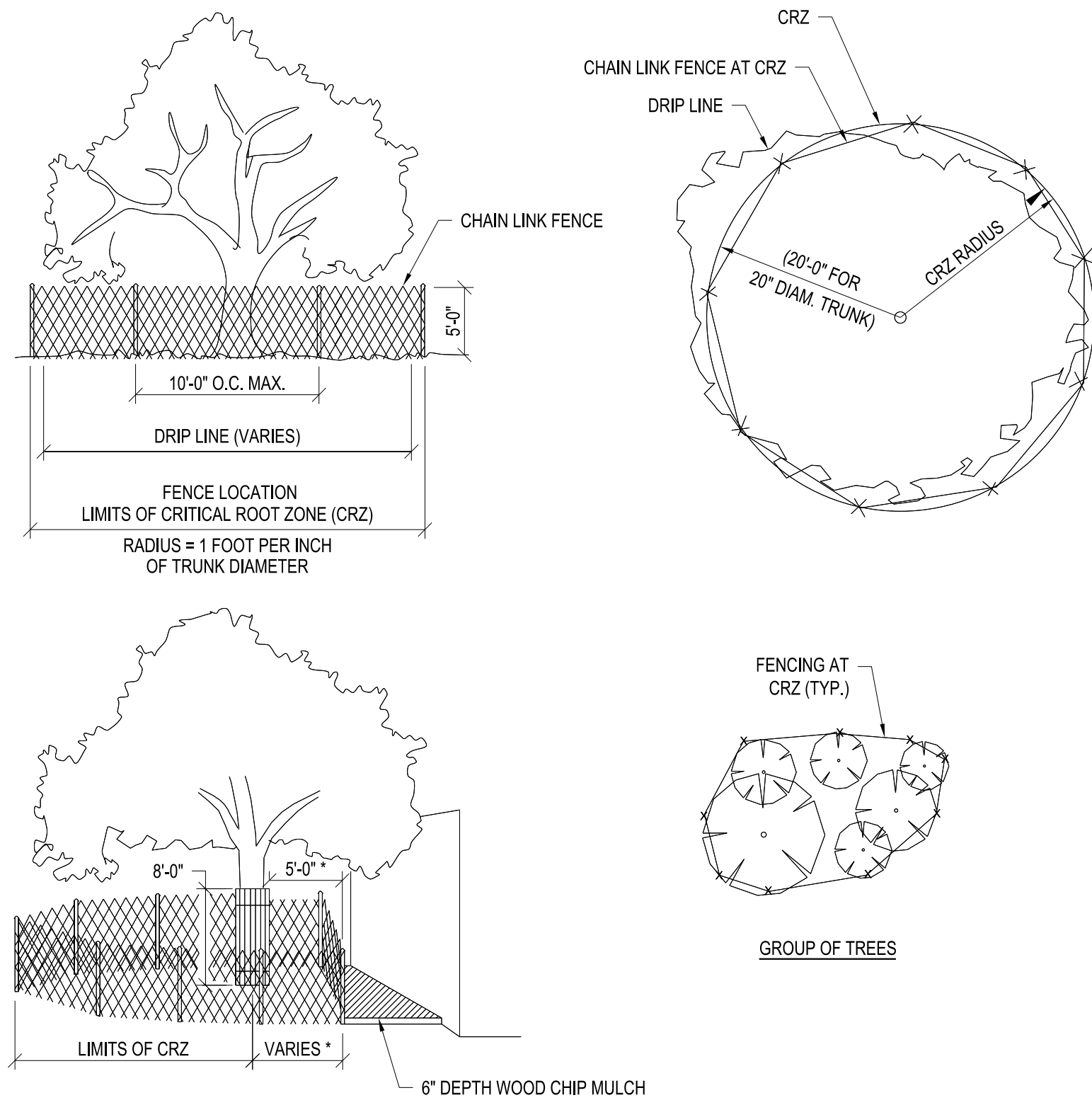


PEDESTRIAN CROSSWALK DETAIL
N.T.S.

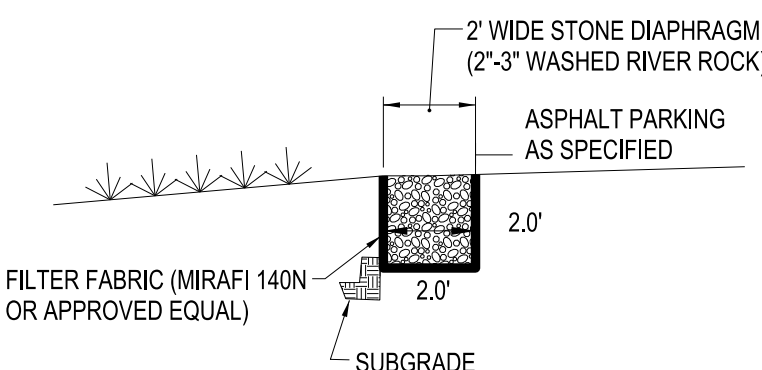
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TREE PROTECTION NOTES

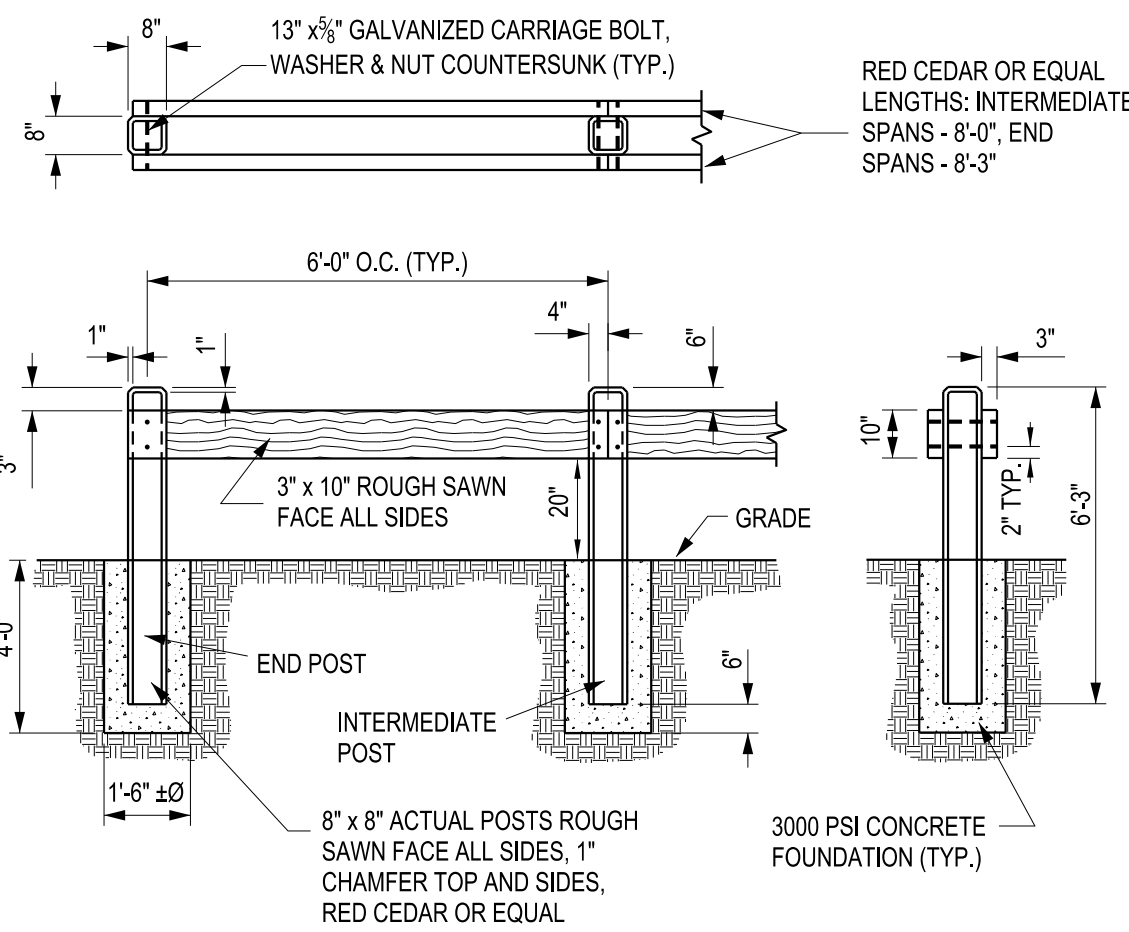
- ALL TREES NOT LOCATED WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE OF DISTURBED AREAS SHALL BE PRESERVED. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL TREES TO BE PRESERVED FROM HIS ACTIVITIES.
- ALL TREES SHOWN TO BE RETAINED WITHIN THE LIMITS OF CONSTRUCTION ON THE PLANS, SHALL BE PROTECTED DURING CONSTRUCTION WITH FENCING.
- TREE PROTECTION FENCES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF ANY SITE PREPARATION WORK (CLEARING, GRUBBING, OR GRADING) AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- EXCEPTIONS TO INSTALLING TREE FENCES AT THE TREE DRIPLINES OR CRZ, WHICHEVER IS GREATER, MAY BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, OR TREE WELL;
 - WHERE PERMEABLE PAVING IS TO BE INSTALLED, ERECT THE FENCE AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
 - WHERE TREES ARE CLOSE TO PROPOSED BUILDINGS, ERECT THE FENCE NO CLOSER THAN 6 FEET TO THE BUILDING.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE THAT IS CLOSER THAN 5 FEET TO A TREE TRUNK, THE TRUNK SHALL BE PROTECTED BY STRAPPED-ON PLANKING TO A HEIGHT OF 8 FEET (OR TO THE LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
- WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN AREAS OF UNPROTECTED ROOT ZONES UNDER THE DRIPLINE OR CRZ, WHICHEVER IS GREATER, THOSE AREAS SHOULD BE COVERED WITH 4 INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION.
- ALL GRADING WITHIN CRZ AREAS SHALL BE DONE BY HAND OR WITH SMALL EQUIPMENT TO MINIMIZE ROOT DAMAGE. PRIOR TO GRADING, RELOCATE PROTECTIVE FENCING TO 2 FEET BEHIND THE GRADE CHANGE AREA.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL AND BACKFILLED WITH GOOD QUALITY TOP SOIL WITHIN TWO DAYS. IF EXPOSED ROOT AREAS CANNOT BE BACKFILLED WITHIN 2 DAYS, AN ORGANIC MATERIAL WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION SHALL BE PLACED TO COVER THE ROOTS UNTIL BACKFILL CAN OCCUR.
- PRIOR TO EXCAVATION OR GRADE CUTTING WITHIN TREE DRIPLINES, A CLEAN CUT SHALL BE MADE WITH A ROCK SAW OR SIMILAR EQUIPMENT.
- TREES MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES WILL BE WATERED DEEPLY ONCE A WEEK DURING PERIODS OF HOT, DRY WEATHER. TREE CROWNS ARE TO BE SPRAYED WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, A PLASTIC VAPOR BARRIER SHALL BE PLACED BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE CRZ.
- PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND CONSTRUCTION EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION.
- FENCES SHALL COMPLETELY SURROUND THE TREE OR CLUSTERS OF TREES, LOCATED AT THE OUTERMOST LIMITS OF THE TREE BRANCHES (DRIPLINE) OR CRITICAL ROOT ZONE (CRZ), WHICHEVER IS GREATER, AND SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROJECT IN ORDER TO PREVENT THE FOLLOWING:
 - SOIL COMPACTION IN CRZ AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT OR MATERIAL.
 - CRZ DISTURBANCES DUE TO GRADE CHANGES OR TRENCHING
 - WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT
 - OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CONCRETE TRUCK CLEANING, AND FIRES.
- NO TOPSOIL DRESSING GREATER THAN FOUR (4) INCHES SHALL BE PERMITTED WITHIN THE DRIPLINE OR CRZ OF TREES, WHICHEVER IS GREATER. NO TOPSOIL IS PERMITTED ON ROOT FLARES OF ANY TREE.



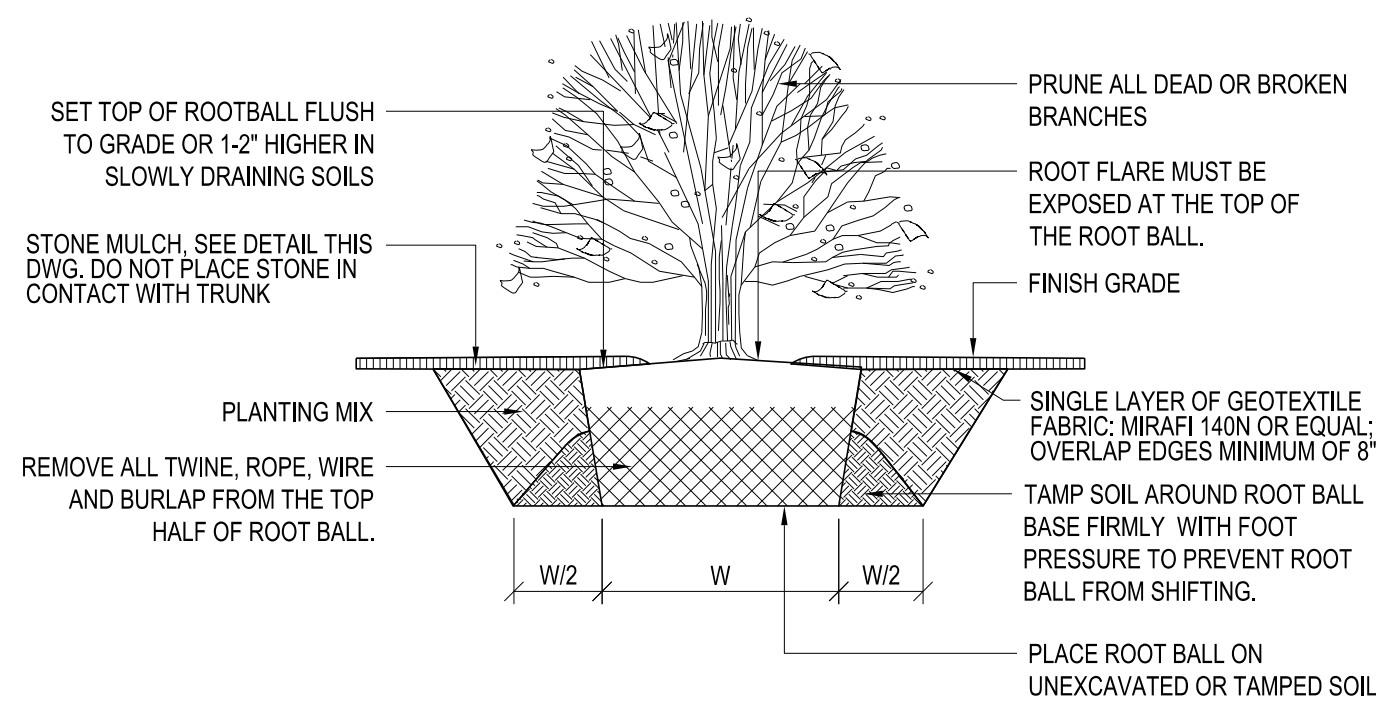
TREE PROTECTION DETAIL
NTS



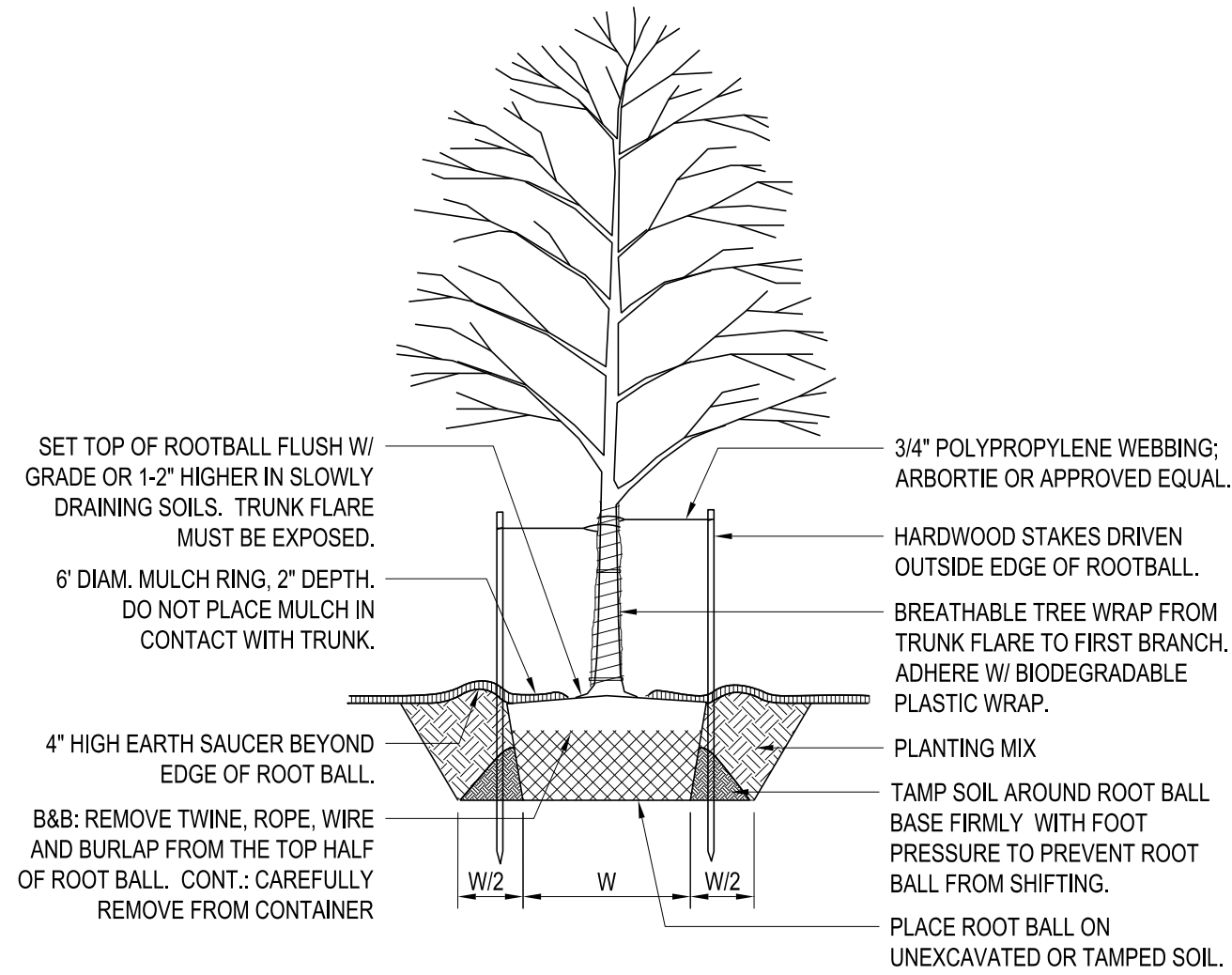
STONE DIAPHRAGM
NTS.



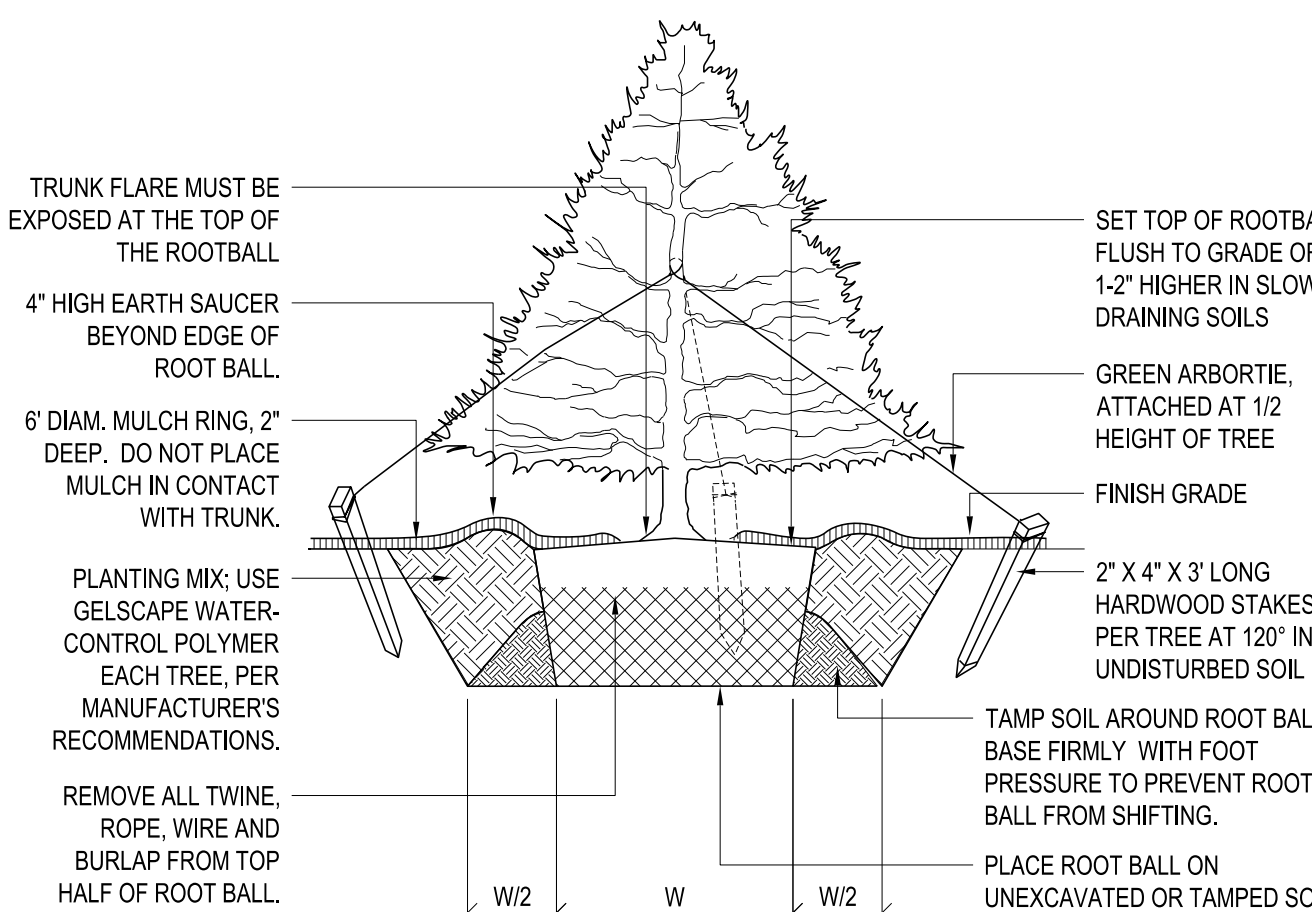
DECORATIVE TIMBER GUIDE RAIL
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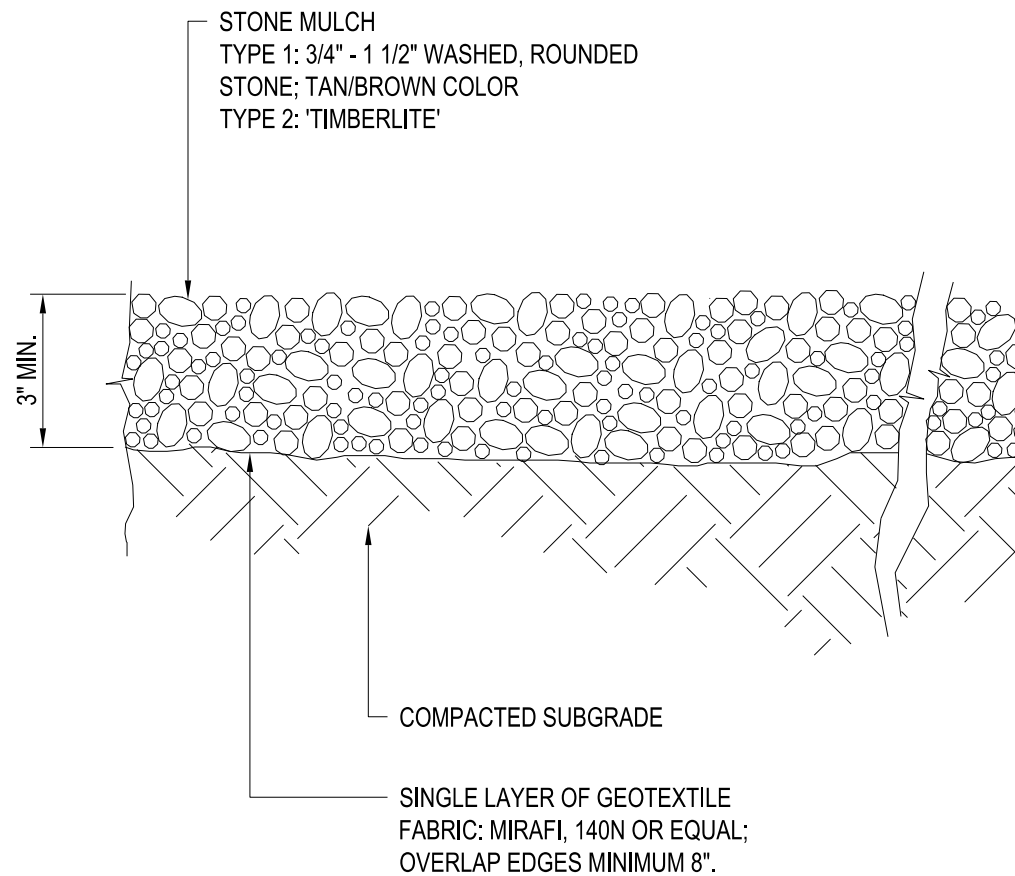
SHRUB PLANTING DETAIL
NTS



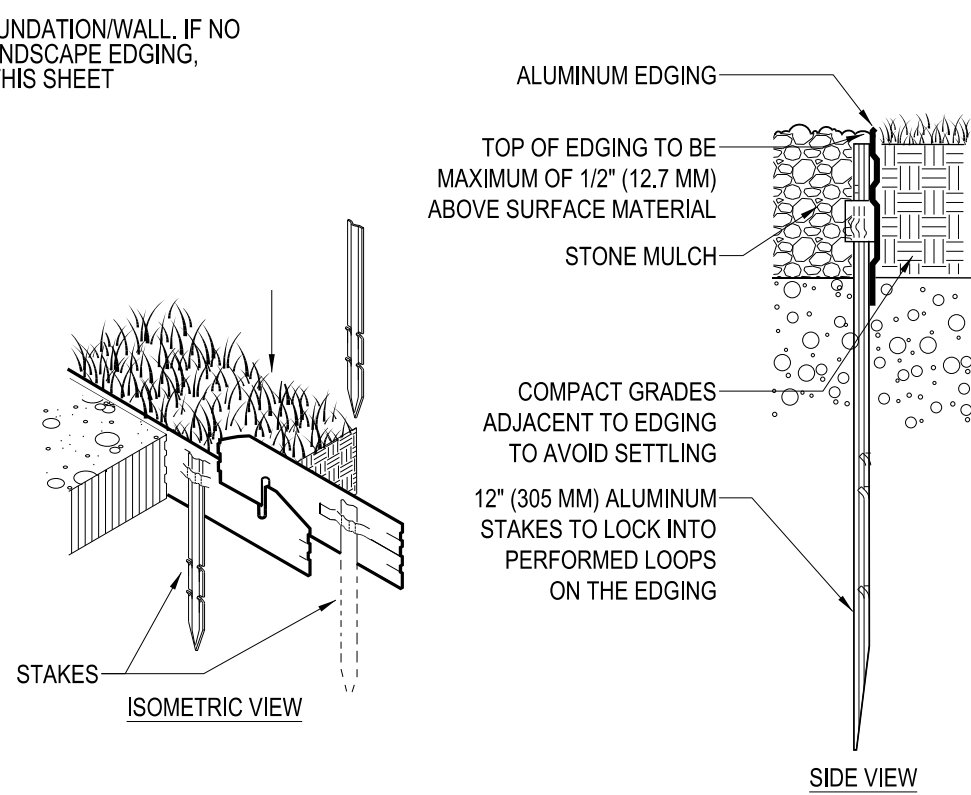
DECIDUOUS TREE PLANTING DETAIL
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EVERGREEN TREE PLANTING DETAIL
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STONE MULCH DETAIL
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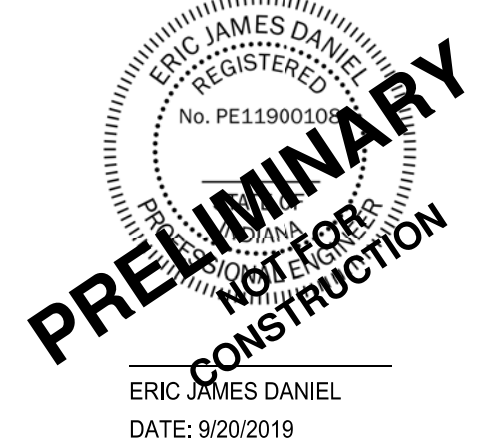
LANDSCAPE EDGING DETAIL
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PLANTING SPECIFICATION

- SCOPE OF WORK
A. THIS WORK SHALL CONSIST OF PERFORMING, CLEARING, AND GRUBBING, SOIL PREPARATION, FINISH GRADING, PLANTING AND DRAINAGE INCLUDING ALL LABOR MATERIALS, TOOLS, EQUIPMENT, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT.
- MATERIALS
A. PLANTS - ALL PLANTS SHALL BE HEALTHY, OF NORMAL GROWTH, WELL ROOTED, FREE FROM DISEASE AND INSECTS. QUALITY AND PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSERYMAN STANDARDS FOR NURSERY STOCK AND BE OF NUMBER ONE GRADE.
B. VARIETIES AND SIZES OF PLANTS SHALL BE AS SHOWN ON DRAWINGS.
- FERTILIZER
A. FERTILIZER SHALL BE MILORGANITE (6-2-0)
- GENERAL WORK PROCEDURES
A. LANDSCAPE WORK SHALL BE ACCORDING TO THE WORKMANLIKE STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTING.
- WEEDING
A. BEFORE AND DURING PRELIMINARY GRADING AND FINISH GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
- SOIL CONDITIONING
A. CULTIVATE ALL AREAS TO BE PLANTED TO A DEPTH OF 6". ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
- PLANTING
A. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
B. PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, AS SHOWN ON THE PLANTING DETAILS.
C. 3 PARTS TOPSOIL
D. 1 PART PEAT MOSS OR COMPOST
E. 1/3 PART MILORGANITE FERTILIZER
F. PREPARED SOIL SHALL BE TAMPED FIRMLY AT BOTTOM OF PIT. FILL PREPARED SOIL AROUND BALL OF PLANT 1/2 WAY, AND WATER. COMPLETE BACK-FILLING AND WATER THOROUGHLY.
G. ALL PLANTS SHALL BE SET SO THAT, WHEN SETTLED, THEY BEAR THE SAME RELATION TO THE REQUIRED GRADE AS THEY BORE TO THE NATURAL GRADE BEFORE BEING TRANSPLANTED.
H. IMMEDIATELY AFTER PLANTING, STAKE ALL TREES WITH 3 CEDAR STAKES PER TREE.
I. PREPARE RAISED EARTH SAUCER AS WIDE AS PLANTING HOLE OF EACH PLANT.
J. WATER IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED.
K. AFTER SHRUB BEDS AND TREE SAUCERS ARE BACKFILLED AND FINE GRADED MULCH WITH 3" DEPTH OF DARK, SHREDDED HARDWOOD BARK MULCH.
- FINISH GRADING
A. PLUSMINUS .1 FOOT OF FINISH GRADE.
B. ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE. SOIL AREAS ADJACENT TO THE BUILDING SHALL SLOPE AWAY FROM THE BUILDING.
C. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER.
- GUARANTEE
A. CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR.
- CLEAN-UP
A. UPON THE COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL ACCEPTABLE CONDITIONS AS APPROVED BY THE OWNERS AUTHORIZED REPRESENTATIVE.
- MAINTENANCE
A. MAINTENANCE PERIOD TO COMMENCE AFTER FINAL INSPECTION.
B. MAINTENANCE PERIOD FOR THIS CONTRACT SHALL BE 90 CALENDAR DAYS COMMENCING AFTER FINAL INSPECTION OF CONSTRUCTION. MAINTAIN TREES, SHRUBS AND OTHER PLANTS BY PRUNING, CULTIVATING AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. RESTORE PLANTING SAUCERS, TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES AND SHRUBS TO PROPER GRADES OR VERTICAL POSITION AS REQUIRED. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTAIN LAWNS BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, AND OTHER OPERATIONS SUCH AS ROLLING, REGRADING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS.



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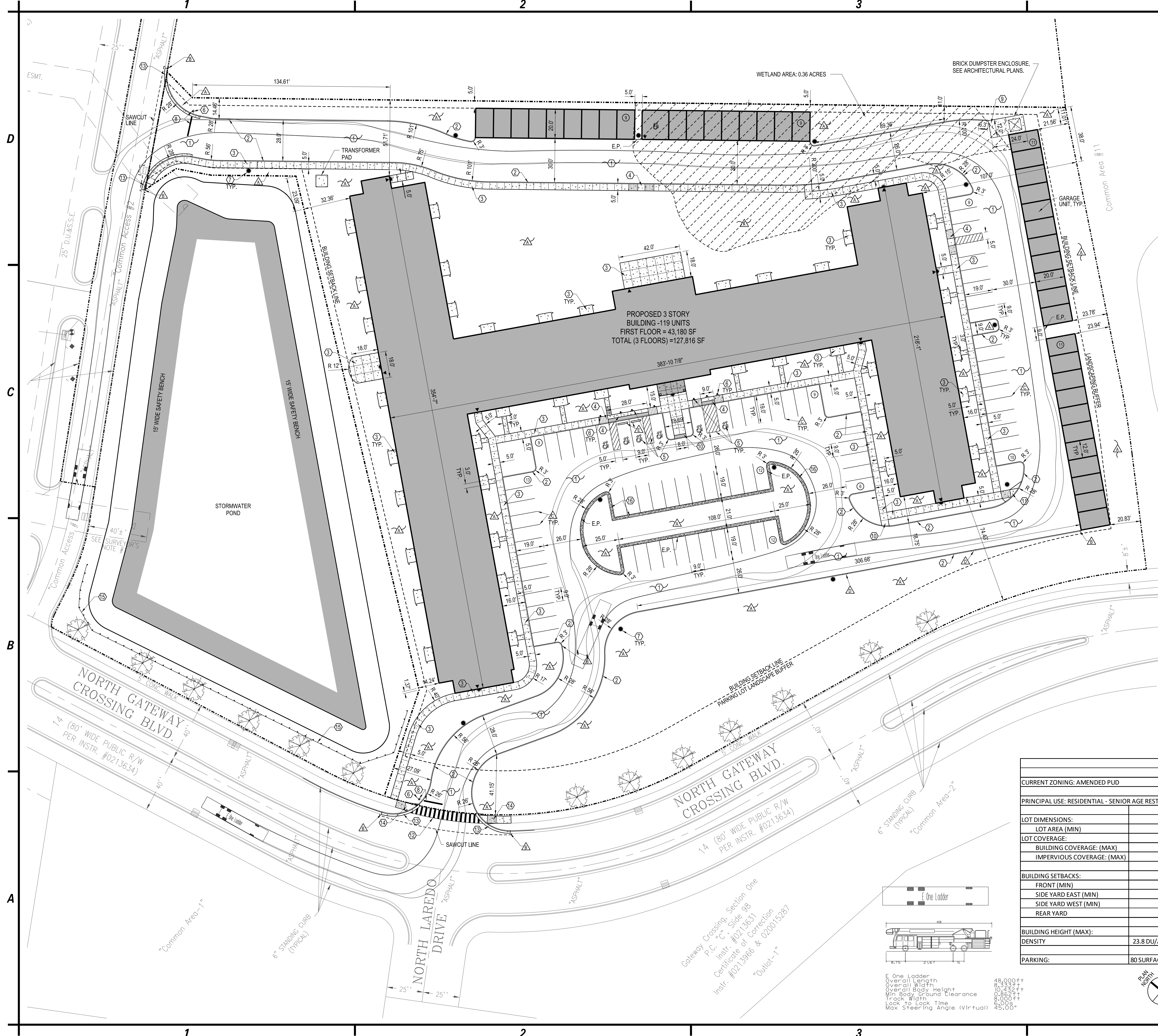


CLOVER COMMUNITIES MCCORDSVILLE
GATEWAY CROSSING
MCCORDSVILLE, IN

MARK	DATE	DESCRIPTION
REVISIONS		
PROJECT NO: F53.321.001		
DATE: 10-8-2019		
SCALE: AS SHOWN		
DRAWN BY: J. HURLEY/S. SCHIENER		
DESIGNED BY: E. DANIEL		
CHECKED BY:		
NO ALTERATION PERMITTED HEREON EXCEPT AS PROVIDED UNDER SECTION 7209 SUBDIVISION 2 OF THE NEW YORK EDUCATION LAW		

SITE &
LANDSCAPING
DETAILS

CS503



GENERAL NOTES

- 1. SURVEY INFORMATION WAS PROVIDED BY COOR DATED 01-19-2019. C&S ENGINEERS, INC. ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY.
- 2. CONTRACTOR TO VERIFY ALL FIELD CONDITIONS AND UTILITY LOCATIONS PRIOR TO THE START OF CONSTRUCTION. CONTACT THE ENGINEER WITH ANY DISCREPANCIES FOUND IN THE FIELD.
- 3. ALL DIMENSIONS FROM PROPERTY LINES ARE 90° FROM PROPERTY LINE UNLESS OTHERWISE NOTED.
- 4. ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS OTHERWISE NOTED.
- 5. COORDINATE EXACT LOCATION OF SIDEWALKS AT DOORWAYS WITH ARCHITECTURAL PLANS.

PROPOSED LEGEND

- PROPERTY LINE
- PROPOSED SIGN
- PROPOSED CONCRETE PAVEMENT/SIDEWALK
- PROPOSED CURB
- NUMBER OF PARKING SPACES
- DOOR LOCATION
- E.P. EDGE OF PAVEMENT
- LIGHTING FIXTURES
- SAW CUT LINE
- DETECTABLE WARNING SURFACE
- TIMBER GUIDE RAIL

NOTE LEGEND

- 4" TOPSOIL & SEED IF NO PLANTINGS-SEE LANDSCAPING PLAN.
- MATCH EXISTING CURB OR RUN OUT IN 4'-0"
- 4" WIDE PAINTED WHITE PAVEMENT STRIPES
- INSTALL 3' WIDE DROP CURB - SEE DETAIL ON CS502
- INSTALL 6' LONG RECYCLED RUBBER PARKING BUMPER, "PARK IT" BY GNR TECHNOLOGIES OR EQUAL

DETAIL LEGEND (SEE DWGS. CS501, CS502 & CS503)

- STANDARD DUTY ASPHALT
- CONCRETE CURB
- CONCRETE SIDEWALK
- ACCESSIBLE CURB RAMP "A"
- ACCESSIBLE SIGNS & MARKINGS
- SIGN POST
- LIGHT POLE FOUNDATION
- STOP BAR/STOP SIGN
- EXTERIOR CONCRETE SLAB-ON-GRADE
- ACCESSIBLE CURB RAMP "B"
- ACCESSIBLE CURB RAMP "C"
- PEDESTRIAN CROSSWALK
- TOWN OF McCORDSVILLE CURB & GUTTER
- TOWN OF McCORDSVILLE HANDICAP RAMP
- TIMBER GUIDE RAIL
- STONE DIAPHRAGM

SITE DATA		
CURRENT ZONING: AMENDED PUD		
PRINCIPAL USE: RESIDENTIAL - SENIOR AGE RESTRICTED APARTMENTS		
	REQUIRED	PROVIDED
LOT DIMENSIONS:		
LOT AREA (MIN)	N/A	220,370 (5.059 +/- ACRES)
LOT COVERAGE:		
BUILDING COVERAGE: (MAX)		24.50%
IMPERVIOUS COVERAGE: (MAX)	60%	59.29%
BUILDING SETBACKS:		
FRONT (MIN)	30.0'	74.43'
SIDE YARD EAST (MIN)	20.0'	107.0'
SIDE YARD WEST (MIN)	5.0'	14.24'
REAR YARD	5.0'	51.71'
BUILDING HEIGHT (MAX):	42.0'	38'-10" +/-
DENSITY	23.8 DU/AC (SENIOR AGE RESTRICTED)	23.8 DU/ACRE
PARKING:	80 SURFACE SPACES / 40 GARAGES MAX.	80 SURFACE SPACES / 40 GARAGES



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SITE PLAN

CS101