THE YARD AT DEPOT PARK

GREENFIELD, IN

PLANNING COMMISSION PACKET

JANUARY 13, 2026

THE RIDGE GROUP

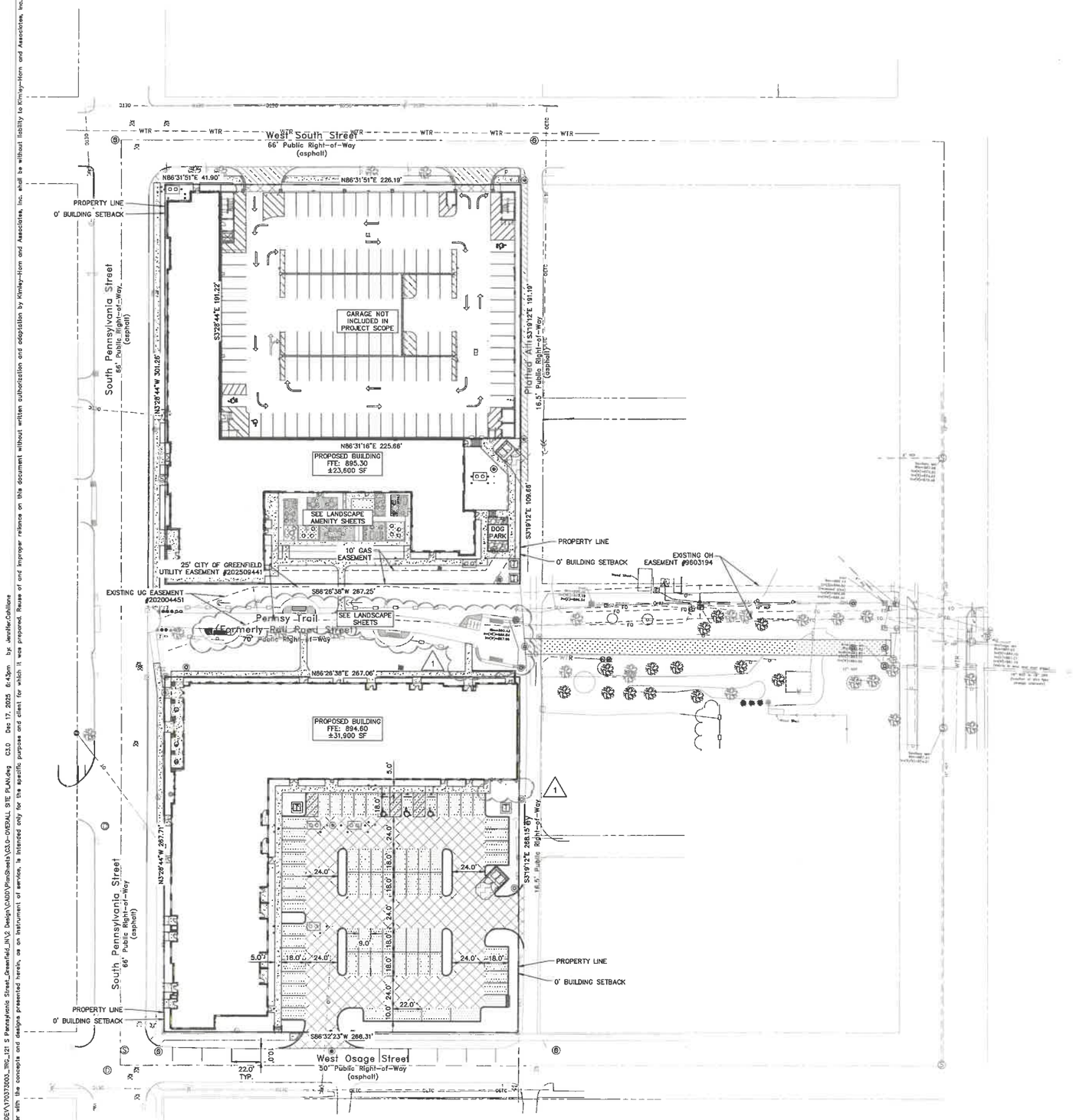
STUDIO AXIS

GREENFIELD PARKING GARAGE
CIVIL AND LANDSCAPE PLANS

THE RIDGE GROUP

STUDIO AXIS

JANUARY 13, 2026



Indiana Utilities Protection Service

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NORTH

GRAPHIC SCALE IN FEET
0 20' 40' 80'

PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIGHT OF WAY PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- ASPHALT TRAIL — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- ARTIFICIAL TURF — SEE CONSTRUCTION DETAILS

SITE SUMMARY

SITE ZONING	=	DT (DOWNTOWN) AND RTO (RECREATIONAL TRAIL OVERLAY)
FIRST FLOOR PARKING GARAGE SPACES		
9X18 SPACES	=	118 SPACES
ADA VAN ONLY SPACES	=	2 SPACES
TYPICAL ADA SPACES	=	1 SPACES
SECOND FLOOR PARKING GARAGE SPACES		
9X18 SPACE	=	122 SPACES
TYPICAL ADA SPACES	=	3 SPACES
THIRD FLOOR PARKING GARAGE SPACES		
9X18 SPACES	=	101 SPACES
TYPICAL ADA SPACES	=	2 SPACES
WEST OSAGE STREET PARKING (STANDARD) PROVIDED	=	7 SPACES
PARKING SPACES SOUTH LOT (STANDARD) PROVIDED	=	70 SPACES
PARKING SPACES SOUTH LOT (ACCESSIBLE) PROVIDED	=	3 SPACES
TOTAL PARKING SPACES PROVIDED	=	329 SPACES
NORTHERN BUILDING:		
APARTMENT UNITS	=	55 UNITS
COMMERCIAL LEASE AREA – POTENTIAL RESTAURANT SPACE	=	±3,500 SFT
SOUTHERN BUILDING:		
APARTMENT UNITS	=	95 UNITS
COMMERCIAL LEASE AREA – POTENTIAL RESTAURANT SPACE	=	±4,000 SFT

EXISTING LEGEND

BOLLARD	MISC UID	YARD LIGHT
CONTROL BENCHMARK	MONITOR WELL	SANITARY CLEANOUT
ROW MONUMENT	GAS MARKER	SANITARY MANHOLE
FLAG POLE	GAS METER	VENT PIPE
MAIL BOX	GAS VALVE	STORM CURB INLET
UTILITY POLE	AC UNIT	STORM INLET
POST	AREA LIGHT	STORM ROOF DRAIN
SOIL BORING	ELECTRICAL BOX	STORM DRAIN MANHOLE
HANDICAP SYMBOL	ELECTRICAL HAND HOLE	STORM YARD DRAIN
SIGN	ELECTRICAL METER	FIRE DEPT CONNECTION
CABLE MANHOLE	ELECTRICAL MANHOLE	FIRE HYDRANT
CABLE PEDESTAL	ELECTRICAL MARKER	IRRIGATION VALVE
TELEPHONE PEDESTAL	ELECTRICAL TRANSFORMER	POST INDICATOR VALVE
TELEPHONE HAND HOLE	GUY POLE/WIRE	WELL
TELEPHONE MARKER	POWER POLE	WATER METER
TELEPHONE MANHOLE	TRAFFIC SIGNAL POLE	WATER VALVE
FIBER OPTIC MARKER	TRAFFIC MANHOLE	TREE / STUMP
SWALE		TOE OF SLOPE
FENCE LINE		TOP OF BANK
SANITARY SEWER		UNDERGROUND FIBER OPTIC
STORM DRAIN		OVERHEAD ELECTRICAL
WATER LINE		UNDERGROUND GAS
TREE LINE		UNDERGROUND TELEPHONE

BENCHMARKS

HAN C-1 PUBLISHED ELEVATION 870.15

A DISK SET ON THE WEST END OF THE NORTH SIDEWALK OF A BRIDGE ALONG US 40 CROSSING THE BRANDYWINE CREEK.

CSC TBM #1 ELEVATION 893.80

CUT "X" ON A CONCRETE WALK LOCATED X FEET EAST OF THE CENTERLINE OF SOUTH PENNSYLVANIA STREET AND X FEET NORTH OF THE CENTERLINE OF WEST OSAGE STREET.

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

No.	REVISIONS	DATE	BY
1	TECH REVIEW COMMENT REVISIONS	12/19/25	PGS

Kimley»Horn

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500 EAST 96TH STREET, INDIANAPOLIS, IN 46240
PHONE: 317-218-5560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: PGS | DRAWN BY: CWF | CHECKED BY: PGS

PATRICK G. SMITH — REGISTERED — 10800021 — STATE OF INDIANA — PROFESSIONAL ENGINEER — NOT APPROVED FOR CONSTRUCTION

THE RIDGE GROUP

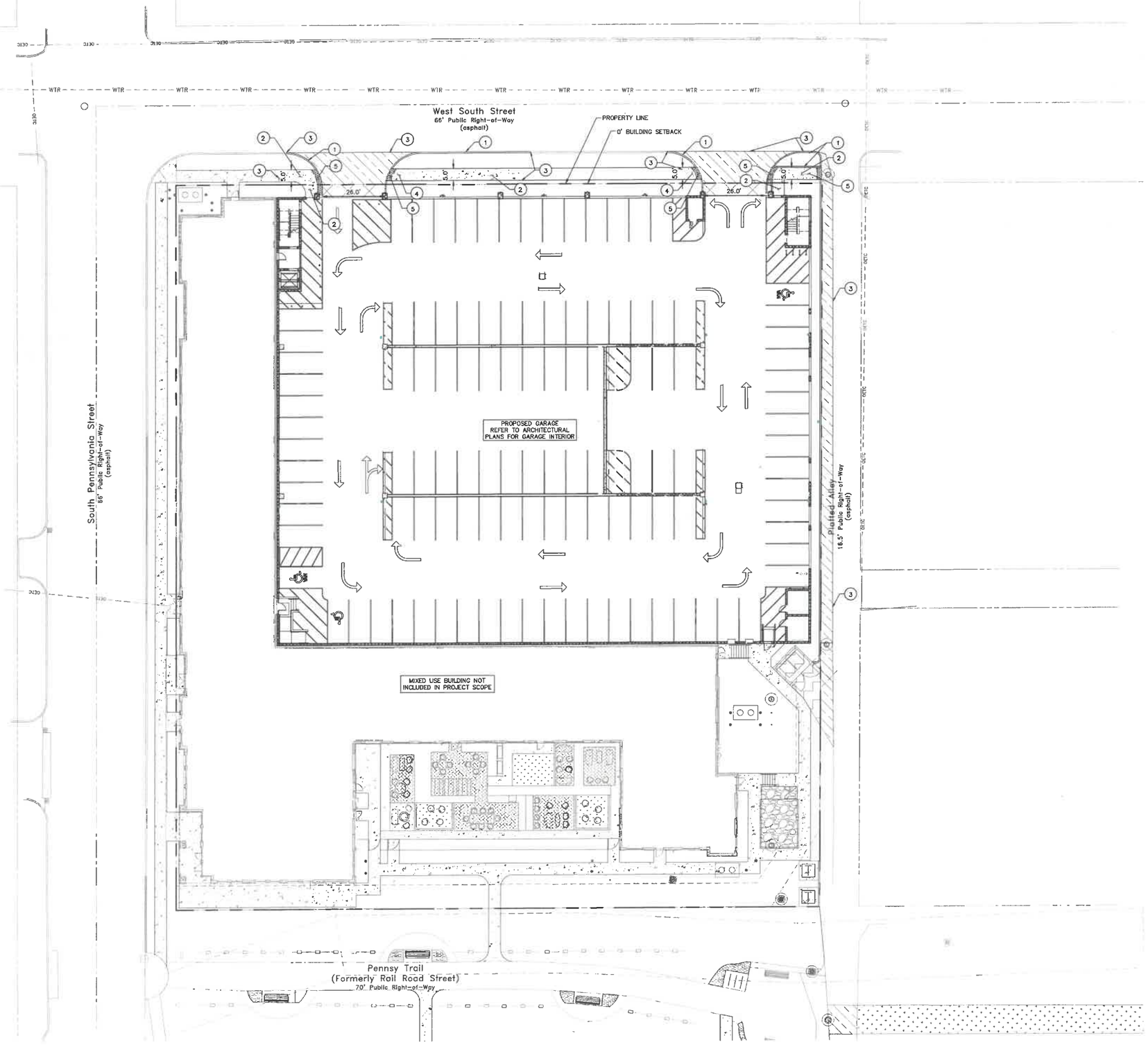
OVERALL SITE PLAN

THE YARD AT DEPOT PARK
SOUTH PENNSYLVANIA ST.
GREENFIELD, IN 46140

ORIGINAL ISSUE: 11/19/25

KHA PROJECT NO. 170373003

SHEET NUMBER C3.0



Indiana Utilities Protection Service
Call 811
before you dig

NORTH

GRAPHIC SCALE IN FEET
0 10' 20' 40'

PAVING LEGEND

- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIGHT OF WAY PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

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TYPICAL ADA SPACES	=	3 SPACES
THIRD FLOOR PARKING GARAGE SPACES		
9X18 SPACES	=	101 SPACES
TYPICAL ADA SPACES	=	2 SPACES
TOTAL PARKING SPACES PROVIDED	=	249 SPACES

No.	REVISIONS	DATE	BY
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SCALE: AS NOTED
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CHECKED BY: PGS

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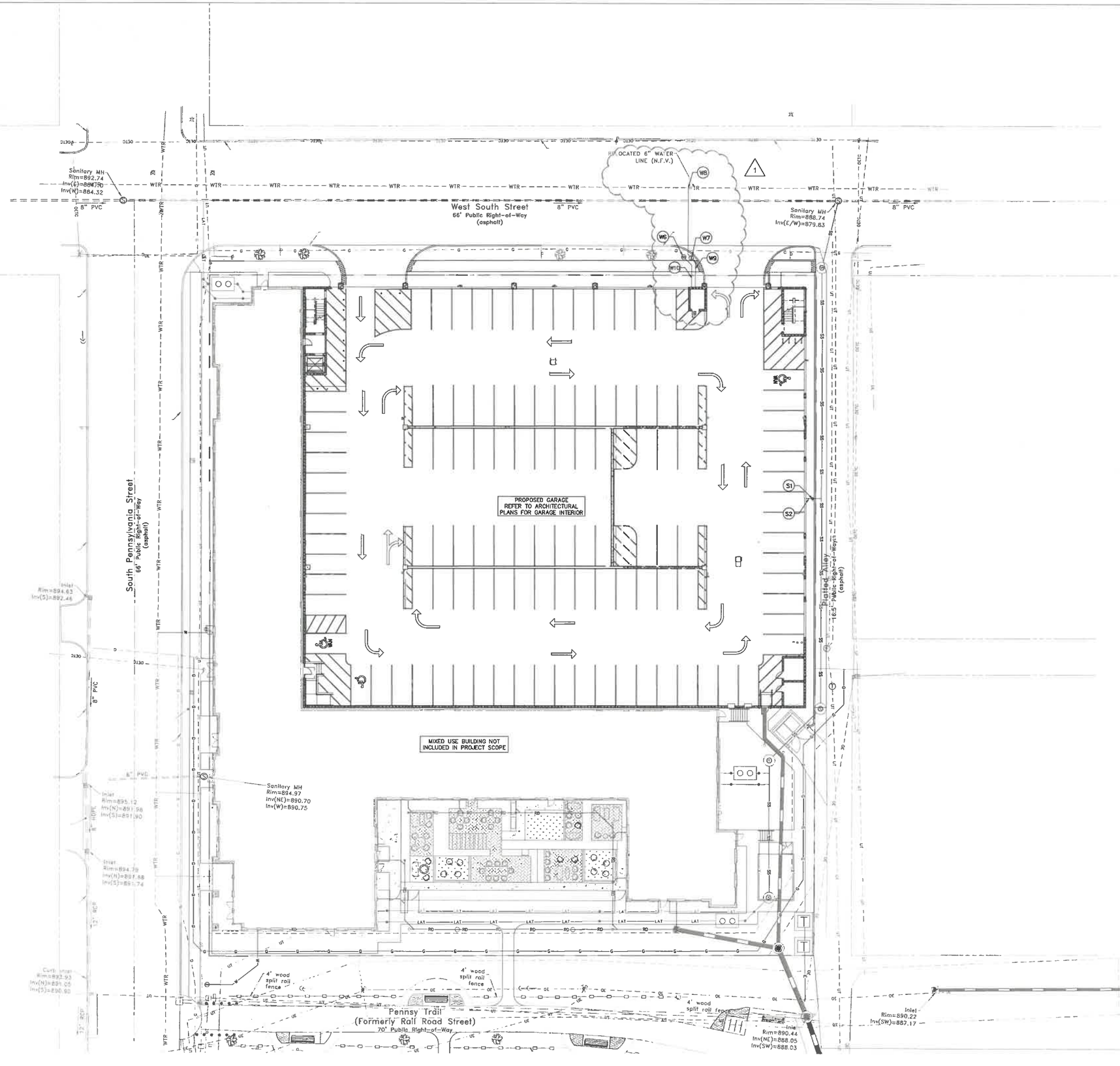
PATRICK G. O'
STATE OF INDIANA
NOT APPROVED FOR CONSTRUCTION
FINAL ENGINEER

THE RIDGE GROUP

SITE PLAN

GREENFIELD PARKING GARAGE
SOUTH PENNSYLVANIA ST.
GREENFIELD, IN 46140

ORIGINAL ISSUE: 11/19/2025
KHA PROJECT NO. 170373003
SHEET NUMBER C3.0



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NORTH

GRAPHIC SCALE IN FEET
0 10' 20' 40'

UTILITY LEGEND

- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED ROOF DRAIN LINE
- PROPOSED UNDERDRAIN
- PROPOSED SWALE
- PROPOSED STORM SEWER LINE
- STR XX — STRUCTURE ID
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY LATERAL LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED WATER VALVE BOX, PIV, METER FIRE HYDRANT, FIRE DEPT CONN. & VAULT
- PROPOSED WATER BENDS & TEE
- PROPOSED LIGHT POLE
- T1 — PROPOSED TRANSFORMER PAD (BY OTHERS)

KEY NOTES

(D) DRAINAGE STORM SEWER
D1. ROOF DRAIN CLEANOUT
D2. 12" ROOF DRAIN LINE @ 1.0%
D3. CONNECT ROOF DRAIN TO STRUCTURE
D4. PERFORATED UNDERDRAIN
(S) SANITARY SEWER
S1. TYPE 2 SANITARY CLEANOUT
S2. 6" SANITARY LATERAL @ 1.04% MIN.
S3. GREASE TRAP
S4. 8" SANITARY MAIN @ 0.45% MIN.
(W) WATER LINE
W1. EXISTING FIRE HYDRANT AND VALVE ASSEMBLY
W2. WATER TEE
W3. WATER BEND
W4. GATE VALVE
W5. WATER METER
W6. FIRE DEPT CONNECTION (FDC)
W7. POST INDICATOR VALVE (PIV)
W8. CONNECT TO EXISTING WATER (TAP OR TEE)
W9. 8" DI FIRE SERVICE LINE
W10. 6" DI FIRE SERVICE LINE. TO BE WRAPPED ACCORDING TO GREENFIELD SPECIFICATIONS
(G) GAS LINE
G1. GAS SERVICE LINE
(E) ELECTRIC / TELEPHONE / CABLE
E1. ELECTRIC SERVICE LINE
E2. ELECTRIC TRANSFORMER
E3. TELECOMMUNICATIONS LINE
(M) MISCELLANEOUS
M1. CONTRACTOR TO COORDINATE CONNECTION WITH UTILITY PROVIDER.
M2. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH AND SIZE OF EXISTING UTILITY TO ENSURE CONFLICTS DO NOT EXIST WITH PROPOSED UTILITIES.
M3. POTENTIAL UTILITY CONFLICT. ALL (WATER, SANITARY, DRAINAGE STORM) CROSSINGS TO HAVE 18" MIN. VERTICAL CLEARANCE. ALL WATER SERVICE LINES TO REMAIN PERPENDICULAR AT CROSSING IN SUCH THAT IT FORMS AN ANGLE BETWEEN 45° AND 90°.

NOTE: CONTRACTOR TO VERIFY WATER, SANITARY, GAS, & ETC LOCATIONS, SIZES AND TYPES WITH MEP PLANS PRIOR TO ORDERING MATERIALS.

EXISTING LEGEND

BOLLARD	MISC UD	YARD LIGHT
CONTROL BENCHMARK	MONITOR WELL	SANITARY CLEANOUT
ROW MONUMENT	GAS MARKER	SANITARY MANHOLE
FLAG POLE	GAS METER	VENT PIPE
MAIL BOX	GAS VALVE	STORM CURB INLET
UTILITY POLE	AC UNIT	STORM INLET
POST	AREA LIGHT	STORM ROOF DRAIN
SOIL BORING	ELECTRICAL BOX	STORM DRAIN MANHOLE
HANDICAP SYMBOL	ELECTRICAL HAND HOLE	STORM YARD DRAIN
SIGN	ELECTRICAL METER	FIRE DEPT CONNECTION
CABLE MANHOLE	ELECTRICAL MANHOLE	FIRE HYDRANT
CABLE PEDESTAL	ELECTRICAL MARKER	IRRIGATION VALVE
TELEPHONE PEDESTAL	ELECTRICAL TRANSFORMER	POST INDICATOR VALVE
TELEPHONE HAND HOLE	GUY POLE/WIRE	WELL
TELEPHONE MARKER	POWER POLE	WATER METER
TELEPHONE MANHOLE	TRAFFIC SIGNAL POLE	WATER VALVE
FIBER OPTIC MARKER	TRAFFIC MANHOLE	TREE / STUMP
SWALE	TS — TOE OF SLOPE	
FENCE LINE	TB — TOP OF BANK	
SANITARY SEWER	FIB — UNDERGROUND FIBER OPTIC	
STORM DRAIN	OHE — OVERHEAD ELECTRICAL	
WATER LINE	GAS — UNDERGROUND GAS	
TREE LINE	TEL — UNDERGROUND TELEPHONE	

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

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SCALE: AS NOTED
DESIGNED BY: PGS
DRAWN BY: CWF
CHECKED BY: PGS

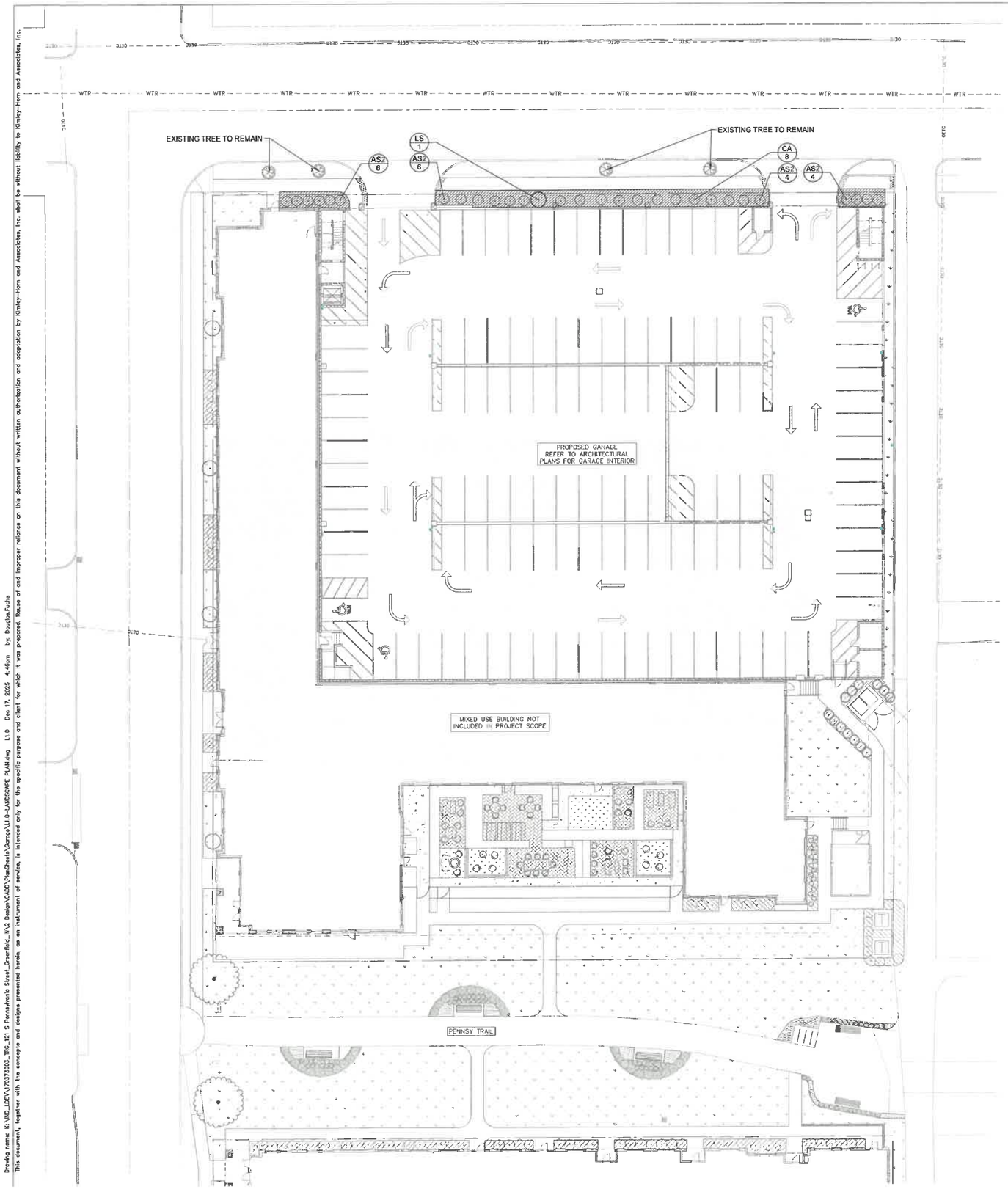
PATRICK G. S. [illegible] — REGISTERED — 10800021 — PROFESSIONAL ENGINEER
NOT APPROVED FOR CONSTRUCTION

THE RIDGE GROUP

UTILITY PLAN

GREENFIELD PARKING GARAGE
SOUTH PENNSYLVANIA ST.
GREENFIELD, IN 46140

ORIGINAL ISSUE: 11/19/2025
KHA PROJECT NO. 170373003
SHEET NUMBER C6.0



NORTH

GRAPHIC SCALE IN FEET
0 10' 20' 40'

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
DECIDUOUS TREES							
•	LS	1	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEET GUM	B & B	2" CAL MIN	---
SYMBOL	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**CONT**	**SPACING**	**SIZE**
DECIDUOUS SHRUBS							
•	AS2	20	ARONIA MELANOCARPA 'UCONNAM165'	LOW SCAPE MOUND CHOKEBERRY	1 GAL	SEE PLAN	24" HT MIN
•	CA	8	CEANOTHUS AMERICANUS	NEW JERSEY TEA	1 GAL	SEE PLAN	24" HT MIN

SEEDING LEGEND

PERMANENT SEEDING
TURF TYPE TALL FESCUE; APPLY AT A RATE OF 8 LBS/1,000 SQFT

MULCHING LEGEND

MULCH
HARDWOOD SHREDDED MULCH, NATURAL BROWN COLOR

No.	REVISIONS	DATE	BY
1	TECH REVIEW COMMENT REVISIONS	12/19/25	PGS

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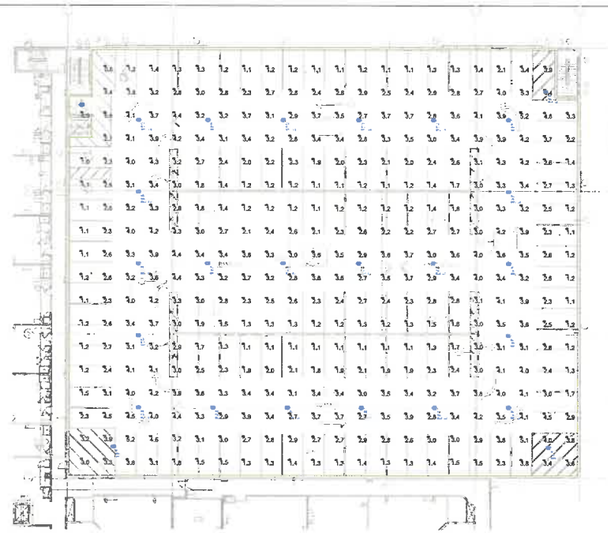
ELIZABETH VAN ZELST — REGISTERED LANDSCAPE ARCHITECT — STATE OF INDIANA — 2400015 — NOT APPROVED FOR CONSTRUCTION — PE ARCHITECT

THE RIDGE GROUP

GARAGE LANDSCAPE PLAN

THE YARD AT DEPOT
SOUTH PENNSYLVANIA ST.
GREENFIELD, IN 46140

ORIGINAL ISSUE: 07/18/25
KHA PROJECT NO. 170373003
SHEET NUMBER L1.0



Scale: 1 inch= 30 Ft.

DESIGN NOTES:
1. MOUNTING HEIGHTS: SEE FIXTURE LOCATIONS & LUMINAIRE SCHEDULE
2. MEASUREMENTS TAKEN AT: @GRADE
3. SURFACE REFLECTANCE: .6 / .4 / .2

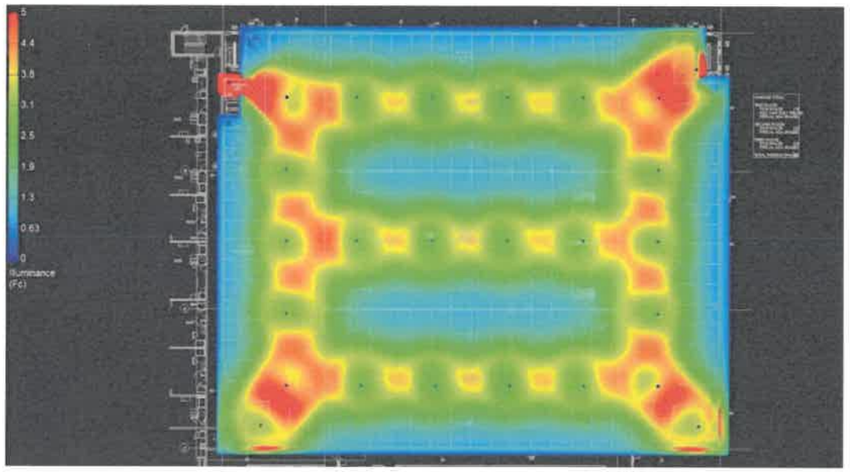
LIGHTING DETAILS:

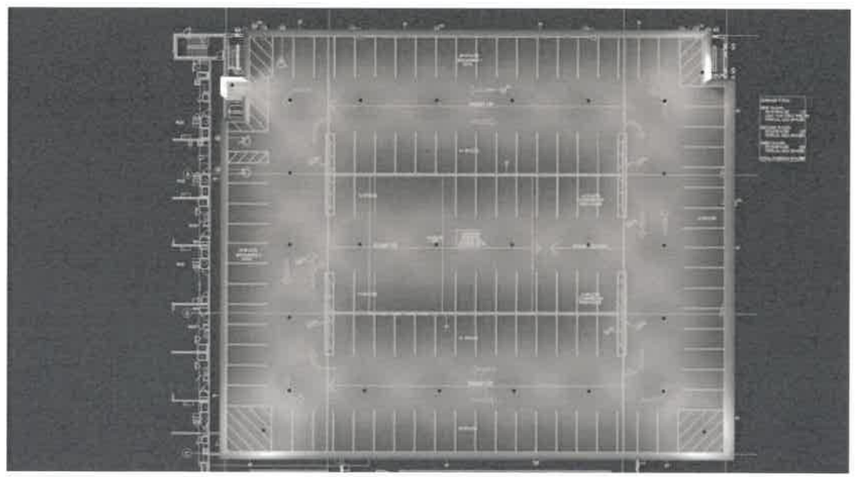
Luminaire Schedule

Label	Symbol	Qty	LLF	Arrangement	[MANUFAC]	Description	Arrangement Watts	Arrangement Luminaire Lumens	Mounting Height
G1		26	0.900	Single	Mirus Lighting,Inc	ORBIS-16-40W-840K-WQ	37.98	4563	12

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
PARKING GARAGE_NIGHT-TIME_Floor	Illuminance	Fc	2.72	6.0	0.8	3.40	7.50	0





Note on this Design:
This report makes no representations in regard to Lighting Design or Specification, rather it attempts to accurately reflect the photometric results of a design,as approved by others.

Note on these Photometric Calculations:
This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used. All digital CAD data appear to be accurate, however, this apparent accuracy is an artifact of the techniques used to generate it and is in no way intended to imply accuracy in the real world.

There are many factors that will impact the actual performance of Lighting in the constructed space, including: the accuracy of the original source (.ies) files supplied by the manufacturer, input voltage ballast variances, actual finish values in the constructed environment, manufacturing variations in both the source (lamp) and the luminaire, final luminaire placement, obstructions, and installation quality. Further, field measurement itself is subject to errors arising from measuring methods and/or technology selected, and the knowledge/ability of the measuring party. While the creator of this lighting study makes every effort to ensure accuracy, they cannot be held liable for any errors. The recipient of this lighting study understands and accepts that the likelihood of scaling error increases when no .DWG file or other properly-dimensioned drawing is provided to the designer.

Reflective Values have a significant effect on light levels, the end-user of the document should confirm these values before accepting the results of any photometric report. The managing contractor/ architect/engineer is responsible for ensuring compliance to all relevant lighting ordinance(s) and energy codes required on this project.

PLS Professional Lighting Services

The Yard

Date:11.18.2025.

Drawn By:RF

Revision #:2

Scale: 1 inch= 16 Ft.

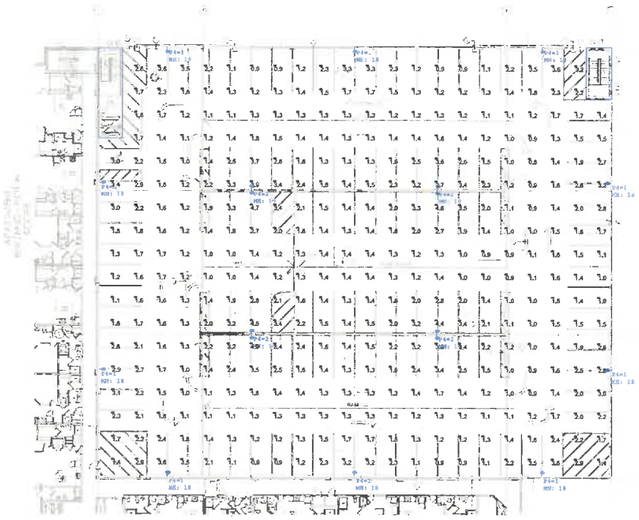
PLS Professional Lighting Services

The Yard

Date:11.18.2025.

Drawn By:RF

Revision #:2



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2. MEASUREMENTS TAKEN AT: @GRADE
3. SURFACE REFLECTANCE: .2

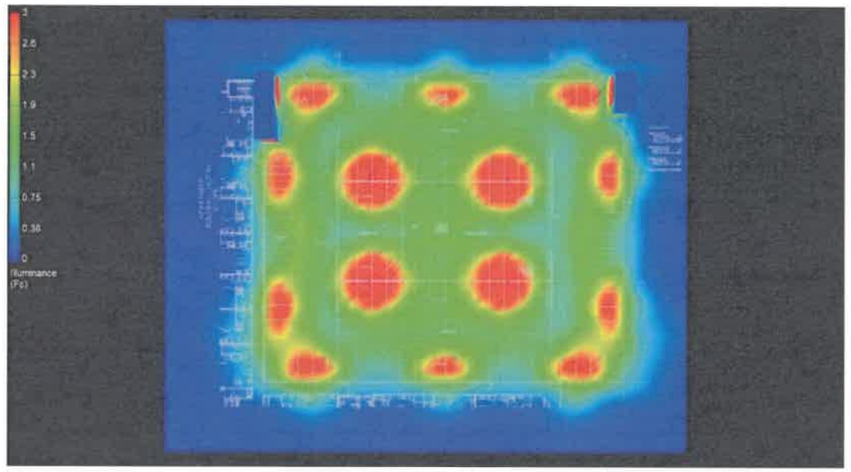
LIGHTING DETAILS:

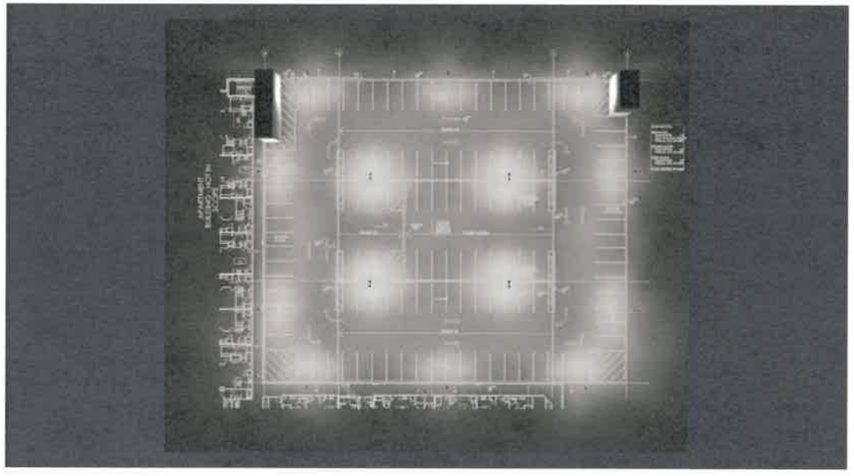
Luminaire Schedule

Label	Symbol	Qty	LLF	Arrangement	[MANUFAC]	Description	Arrangement Watts	Arrangement Luminaire Lumens	Mounting Height
P4-1		10	0.900	Single	NLS LIGHTING	ORX-2-DPT-T3-16L-1050-40K7	51	5385	18
P4-2		4	0.900	Back-Back	NLS LIGHTING	ORX-2-DPT-T3-16L-1050-40K7	102	10770	18

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
PARKING	Illuminance	Fc	1.78	4.7	0.8	2.23	5.88	0





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PLS Professional Lighting Services

The Yard

Date:11.18.2025.
Drawn By:RF
Revision #:2

Scale: 1 inch= 16 Ft.

PLS Professional Lighting Services

The Yard

Date:11.18.2025.

Drawn By:RF

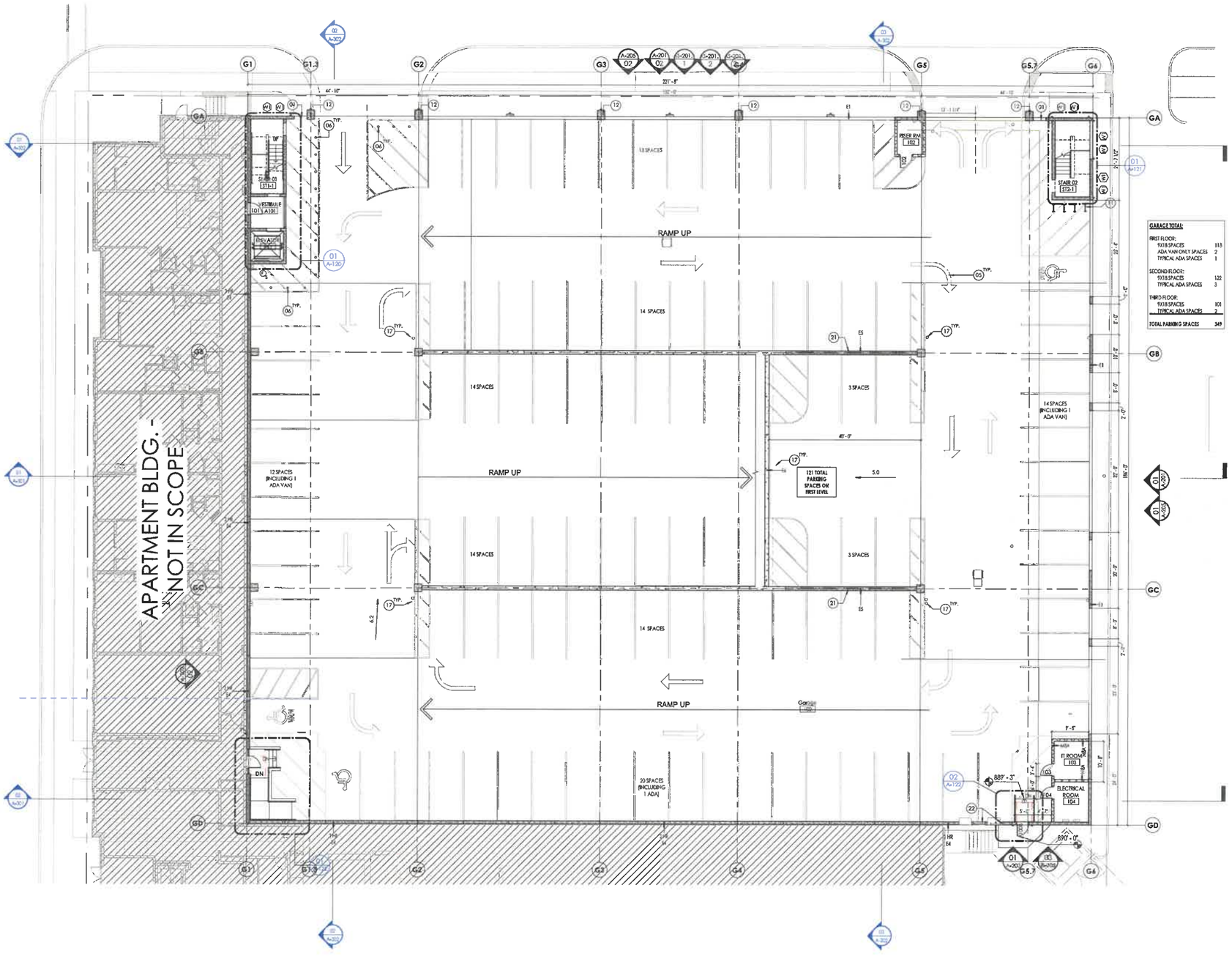
Revision #:2

GREENFIELD PARKING GARAGE
ARCHITECTURAL PLANS AND ELEVATIONS

THE RIDGE GROUP

STUDIO AXIS

JANUARY 13, 2026



GENERAL PLAN NOTES

A. REFER TO A001-A002 FOR GENERAL NOTES, WALL TYPES, SYMBOLS AND TYPICAL CONSTRUCTION DETAILS.

B. ON FIRST LEVEL KEEP ALL PIPING, DUCTS, AND OTHER EQUIPMENT 98" CLEAR ABOVE FLOOR LINE MINIMUM. AT ALL OTHER LEVELS 96" CLEAR MINIMUM.

KEYED NOTES - PLAN

01. DOOR OPENING IN PRECAST PANEL FOR INGRESS/EGRESS.
02. PAINTED PARKING STRIPE.
03. ADA PAINTED PARKING GRAPHIC.
04. 4" WIDE PAINTED STRIPES AT 45 DEGREES.
05. PAINTED DIRECTIONAL ARROW.
06. PIPE BOLLARD WITH PLATE THROUGH-BOLTED TO PRECAST GARAGE/ CONCRETE STRUCTURE.
07. PRECAST CONCRETE STAIRCASE.
08. ELEVATOR MACHINE-ROOM-LESS TYPE - REFER TO SPECS.
09. ALUMINUM RAILING: 30 TALL CANE DETECTION RAIL. INSTALL AT LOCATION OF 6'-10" HEAD CLEARANCE FROM STAIR FLIGHT ABOVE.
10. ALUMINUM RAILING: 42" HIGH GUARDRAIL WITH HANDRAIL AT 36", MOUNT TO SIDE OF PRECAST STAIR. PROVIDE 12" HANDRAIL EXTENSION AT TOP AND BOTTOM OF FLIGHT.
11. BICYCLE RACK.
12. PRECAST COLUMN - TYPICAL.
14. ALUMINUM RAILING: 36" HIGH HANDRAIL MOUNTED TO PRECAST WALL PANEL. PROVIDE 12" HANDRAIL EXTENSION AT TOP AND BOTTOM OF FLIGHT.
15. ALUMINUM RAILING: 42" HIGH GUARDRAIL WITH HANDRAIL AT 36" MOUNTED TO PRECAST WALL PANEL. PROVIDE 12" HANDRAIL EXTENSION AT TOP AND BOTTOM OF FLIGHT.
16. ALUMINUM RAILING: 42" HIGH GUARDRAIL MOUNTED TO PRECAST WALL PANEL.
17. FLOOR DRAIN. REFER TO PLUMBING DRAWINGS
18. ALUMINUM RAILING: 36" HIGH HANDRAIL MOUNTED TO PRECAST WALL PANEL. PROVIDE 12" HANDRAIL EXTENSION AT TOP AND BOTTOM OF FLIGHT. HANDRAIL TO FLOOR ELAS AT BOTTOM.
19. CAST IN PLACE CONCRETE STEPS AND LANDING.
20. CAST IN PLACE CONCRETE RAMP AND LANDINGS.
21. VERTICAL REBAR TO EXTEND THROUGH OPENING PER PRECAST MANUFACTURER'S STANDARD DETAILS. REBAR SPACING TO MEET GUARDRAIL REQUIREMENTS, TYP.
22. MECH. EXHAUST FAN. REFER TO MECH. DWGS.
23. ALUMINUM DOWNSPOUT

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NOT FOR CONSTRUCTION

PROJECT NUMBER:	2025002
DRAWN:	CHECKED:
50% CD SET	12/05/2025

REVISIONS

#	DESCRIPTION	DATE

TRG Development

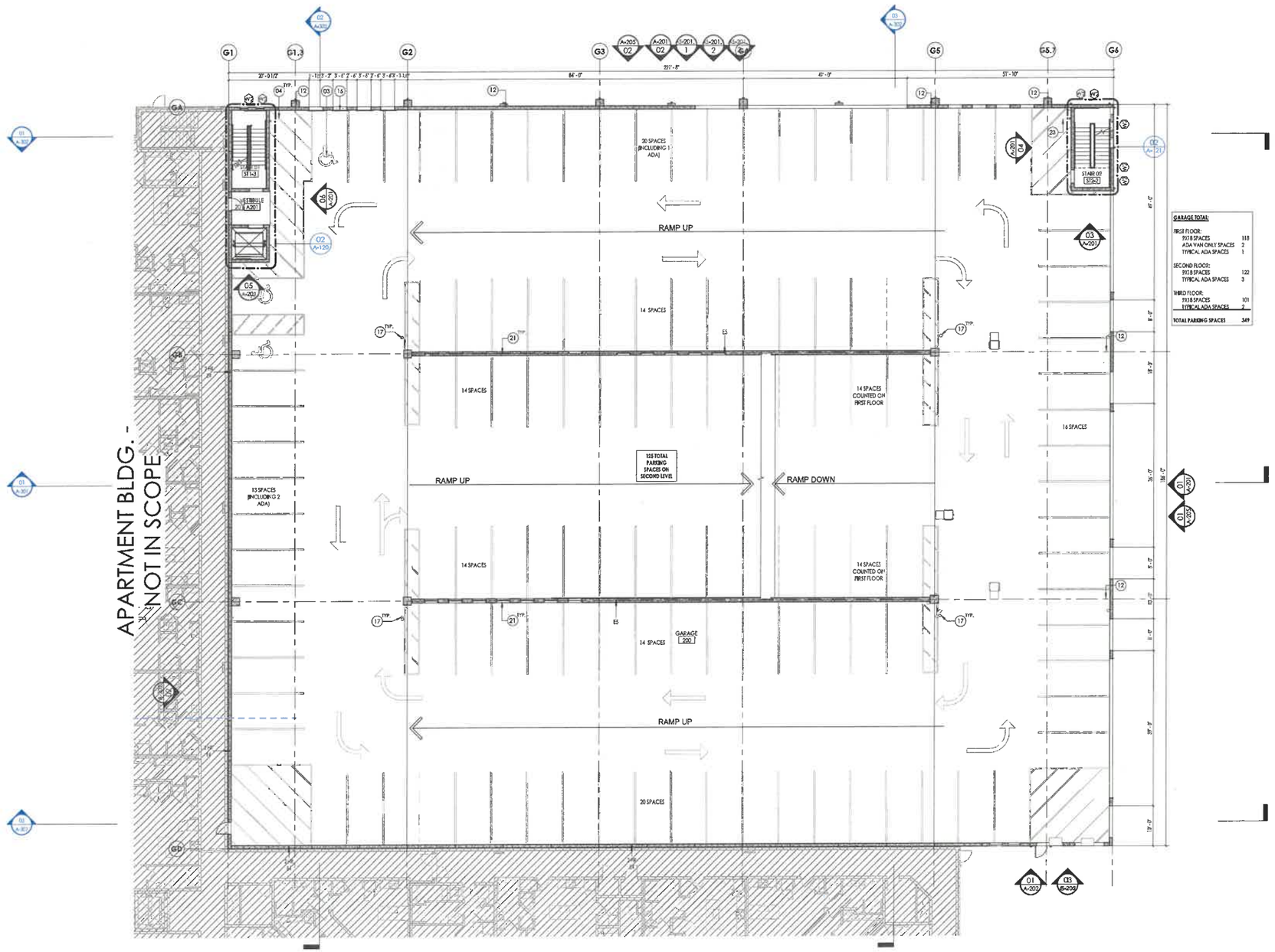
GREENFIELD PARKING GARAGE

South Pennsylvania St.
Greenfield, IN 46140

FIRST FLOOR CONSTRUCTION PLAN

A-101

01 FIRST FLOOR CONSTRUCTION PLAN
SCALE: 3/32" = 1'-0"



GENERAL PLAN NOTES

A. REFER TO A001-A002 FOR GENERAL NOTES, WALL TYPES, SYMBOLS AND TYPICAL CONSTRUCTION DETAILS

B. ON FIRST LEVEL KEEP ALL PIPING, DUCTS, AND OTHER EQUIPMENT 98" CLEAR ABOVE FLOOR LINE MINIMUM. AT ALL OTHER LEVELS 96" CLEAR MINIMUM.

KEYED NOTES - PLAN

01. DOOR OPENING IN PRECAST PANEL FOR INGRESS/EGRESS.
02. PAINTED PARKING STRIPE.
03. ADA PAINTED PARKING GRAPHIC.
04. 4" WIDE PAINTED STRIPES AT 45 DEGREES.
05. PAINTED DIRECTIONAL ARROW.
06. PIPE BOLLARD WITH PLATE THROUGH-BOLTED TO PRECAST GARAGE/ CONCRETE STRUCTURE.
07. PRECAST CONCRETE STAIRCASE.
08. ELEVATOR MACHINE-ROOM-LESS TYPE - REFER TO SPECS.
09. ALUMINUM RAILING: 30 TALL CANE DETECTION RAIL, INSTALL AT LOCATION OF 6'-10" HEAD CLEARANCE FROM STAIR FLIGHT ABOVE.
10. ALUMINUM RAILING: 42" HIGH GUARDRAIL WITH HANDRAIL AT 36", MOUNT TO SIDE OF PRECAST STAIR. PROVIDE 12" HANDRAIL EXTENSION AT TOP AND BOTTOM OF FLIGHT.
11. BICYCLE RACK.
12. PRECAST COLUMN - TYPICAL.
14. ALUMINUM RAILING: 36" HIGH HANDRAIL MOUNTED TO PRECAST WALL PANEL. PROVIDE 12" HANDRAIL EXTENSION AT TOP AND BOTTOM OF FLIGHT.
15. ALUMINUM RAILING: 42" HIGH GUARDRAIL WITH HANDRAIL AT 36" MOUNTED TO PRECAST WALL PANEL. PROVIDE 12" HANDRAIL EXTENSION AT TOP AND BOTTOM OF FLIGHT.
16. ALUMINUM RAILING: 42" HIGH GUARDRAIL MOUNTED TO PRECAST WALL PANEL.
17. FLOOR DRAIN. REFER TO PLUMBING DRAWINGS
18. ALUMINUM RAILING: 36" HIGH HANDRAIL MOUNTED TO PRECAST WALL PANEL. PROVIDE 12" HANDRAIL EXTENSION AT TOP AND BOTTOM OF FLIGHT. HANDRAIL TO FLOOR SLAB AT BOTTOM
19. CAST IN PLACE CONCRETE STEPS AND LANDING.
20. CAST IN PLACE CONCRETE RAMP AND LANDINGS
21. VERTICAL REBAR TO EXTEND THROUGH OPENING PER PRECAST MANUFACTURER'S STANDARD DETAILS. REBAR SPACING TO MEET GUARDRAIL REQUIREMENTS, TYP.
22. MECH. EXHAUST FAN. REFER TO MECH. DWGS.
23. ALUMINUM DOWNSPOUT

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PROJECT NUMBER:	2025002
DRAWN:	CHECKED:
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REVISIONS	
# DESCRIPTION	DATE

TRG Development

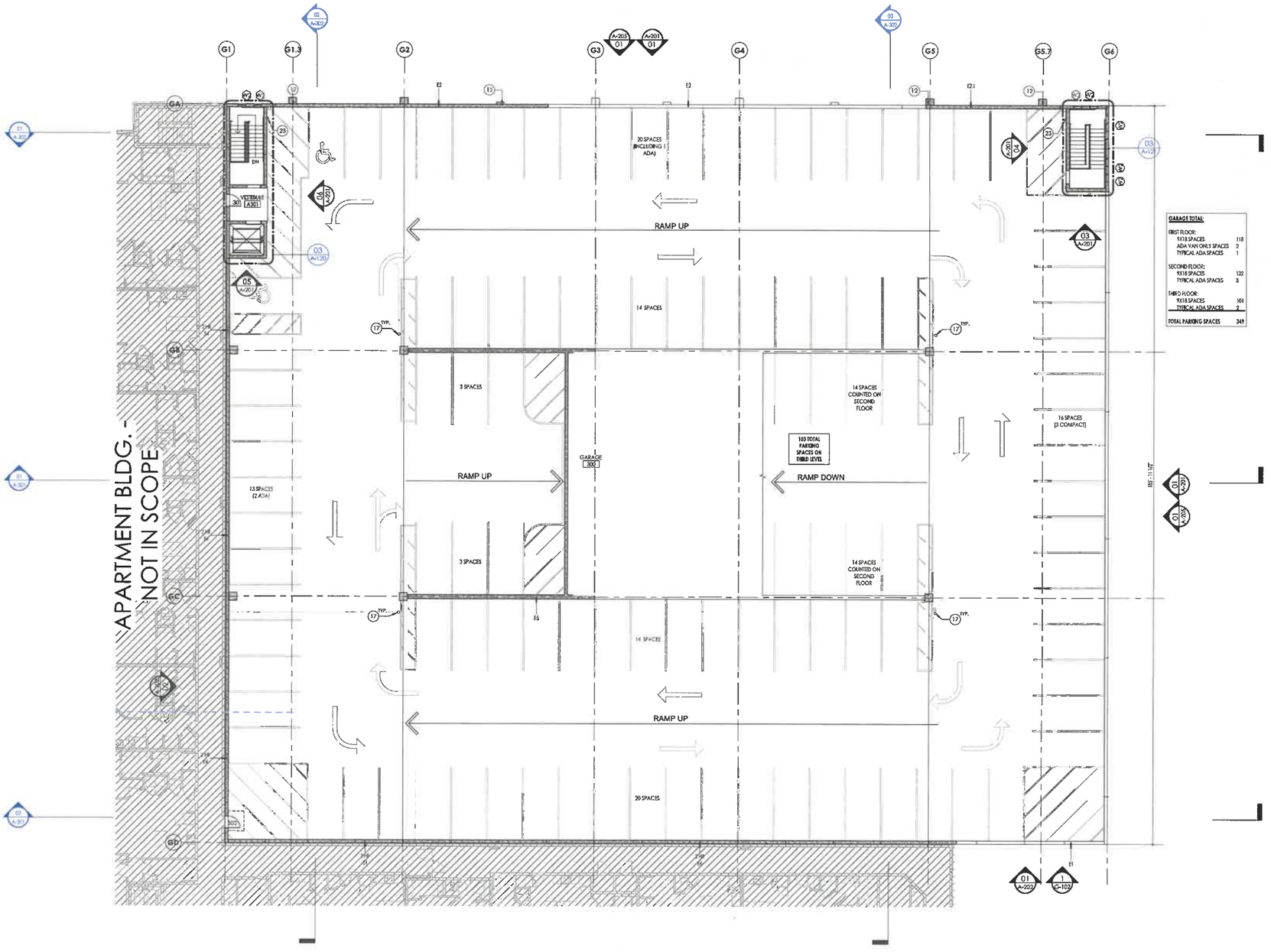
GREENFIELD PARKING GARAGE

South Pennsylvania St.
Greenfield, IN 46140

SECOND FLOOR CONSTRUCTION PLAN

A-102

01 SECOND FLOOR CONSTRUCTION PLAN
SCALE: 3/32" = 1'-0"



01 **THIRD FLOOR CONSTRUCTION PLAN**
SCALE: 3/32" = 1'-0"

GENERAL PLAN NOTES

A. REFER TO A001-A002 FOR GENERAL NOTES, WALL TYPES, SYMBOLS AND TYPICAL CONSTRUCTION DETAILS.

B. ON FIRST LEVEL KEEP ALL PIPING, DUCTS, AND OTHER EQUIPMENT 88" CLEAR ABOVE FLOOR LINE MINIMUM. AT ALL OTHER LEVELS 96" CLEAR MINIMUM.

KEYED NOTES - PLAN

01. DOOR OPENING IN PRECAST PANEL FOR INGRESS/EGRESS.
02. PAINTED PARKING STRIPE.
03. ADA PAINTED PARKING GRAPHIC
04. 4" WIDE PAINTED STRIPES AT 45 DEGREES.
05. PAINTED DIRECTIONAL ARROW.
06. PIPE BOLLARD WITH PLATE THROUGH-BOLTED TO PRECAST GARAGE/ CONCRETE STRUCTURE.
07. PRECAST CONCRETE STAIRCASE.
08. ELEVATOR MACHINE-ROOM-LESS TYPE - REFER TO SPECS.
09. ALUMINUM RAILING: 30 TALL CANE DETECTION RAIL. INSTALL AT LOCATION OF 6'-10" HEAD CLEARANCE FROM STAIR FLIGHT ABOVE.
10. ALUMINUM RAILING: 42" HIGH GUARDRAIL WITH HANDRAIL AT 36", MOUNT TO SIDE OF PRECAST STAIR. PROVIDE 12" HANDRAIL EXTENSION AT TOP AND BOTTOM OF FLIGHT.
11. BICYCLE RACK.
12. PRECAST COLUMN - TYPICAL.
14. ALUMINUM RAILING: 36" HIGH HANDRAIL MOUNTED TO PRECAST WALL PANEL. PROVIDE 12" HANDRAIL EXTENSION AT TOP AND BOTTOM OF FLIGHT.
15. ALUMINUM RAILING: 42" HIGH GUARDRAIL WITH HANDRAIL AT 36" MOUNTED TO PRECAST WALL PANEL. PROVIDE 12" HANDRAIL EXTENSION AT TOP AND BOTTOM OF FLIGHT.
16. ALUMINUM RAILING, 42" HIGH GUARDRAIL MOUNTED TO PRECAST WALL PANEL.
17. FLOOR DRAIN. REFER TO PLUMBING DRAWINGS
18. ALUMINUM RAILING: 36" HIGH HANDRAIL MOUNTED TO PRECAST WALL PANEL. PROVIDE 12" HANDRAIL EXTENSION AT TOP AND BOTTOM OF FLIGHT. HANDRAIL TO FLOOR SLAB AT BOTTOM.
19. CAST IN PLACE CONCRETE STEPS AND LANDING.
20. CAST IN PLACE CONCRETE RAMP AND LANDINGS.
21. VERTICAL REBAR TO EXTEND THROUGH OPENING PER PRECAST MANUFACTURER'S STANDARD DETAILS. REBAR SPACING TO MEET GUARDRAIL REQUIREMENTS, TYP.
22. MECH. EXHAUST FAN. REFER TO MECH. DWGS.
23. ALUMINUM DOWNSPOUT

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NOT FOR CONSTRUCTION

PROJECT NUMBER:	2025002
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50% CD SET	12/05/2025
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# DESCRIPTION	DATE

TRG Development

GREENFIELD PARKING GARAGE

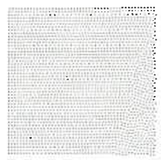
South Pennsylvania St.
Greenfield, IN 46140

THIRD FLOOR CONSTRUCTION PLAN

A-103

PC1 - THIN-BRICK EMBEDDED IN PRECAST PANEL

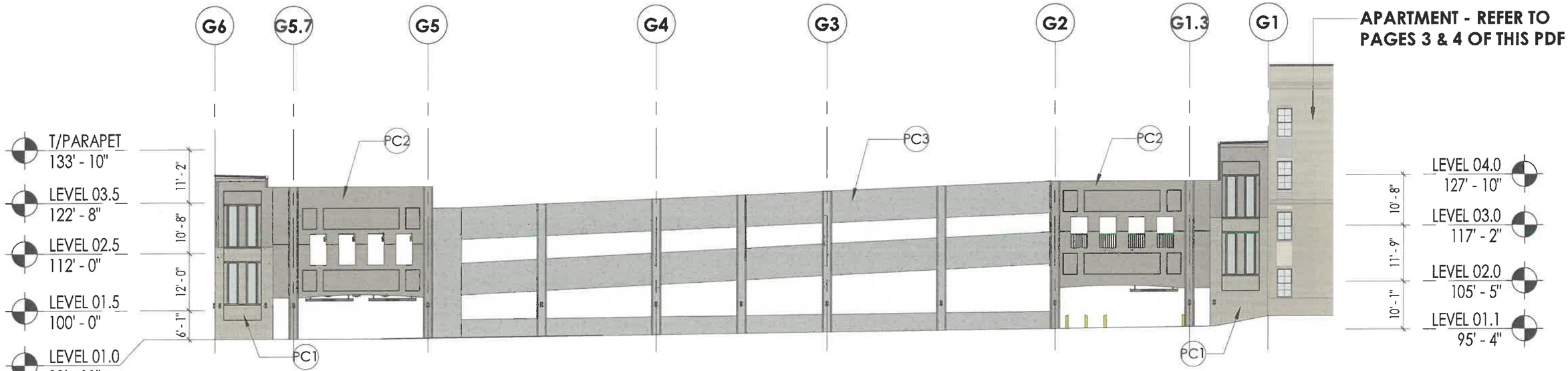
COLOR: BELDEN SEA GRAY
TEXTURE: SMOOTH
SIZE: QUEEN BRICK



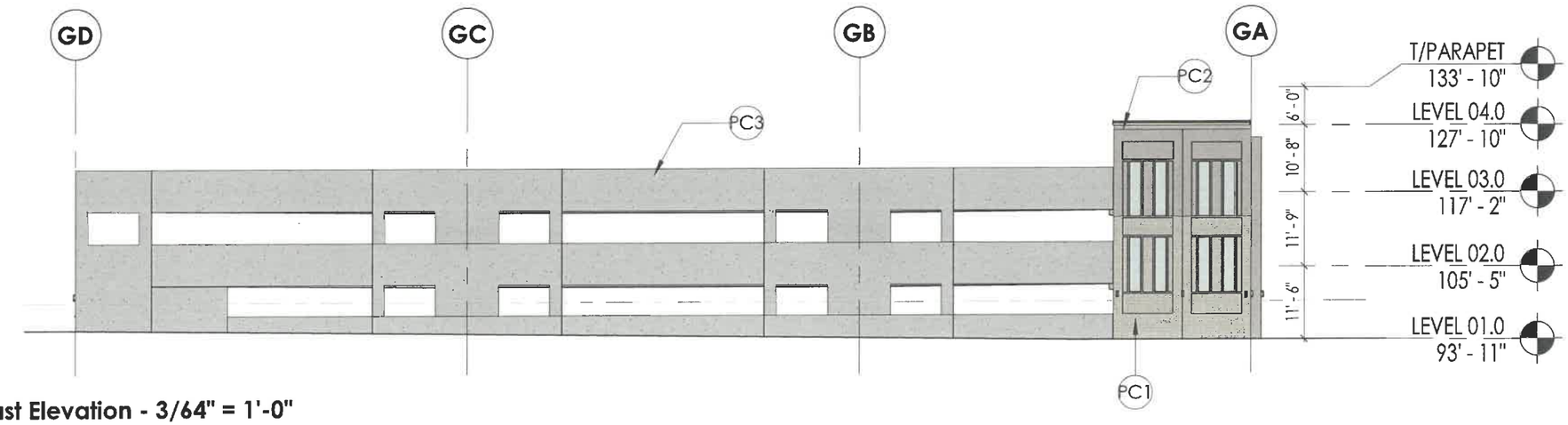
PC2 - PAINTED PRECAST CONCRETE

COLOR: SW 7008 - ALABASTER

PC3 - AS-CAST PRECAST CONCRETE



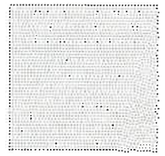
North Elevation - 3/64" = 1'-0"



East Elevation - 3/64" = 1'-0"

PC1 - THIN-BRICK EMBEDDED IN PRECAST PANEL

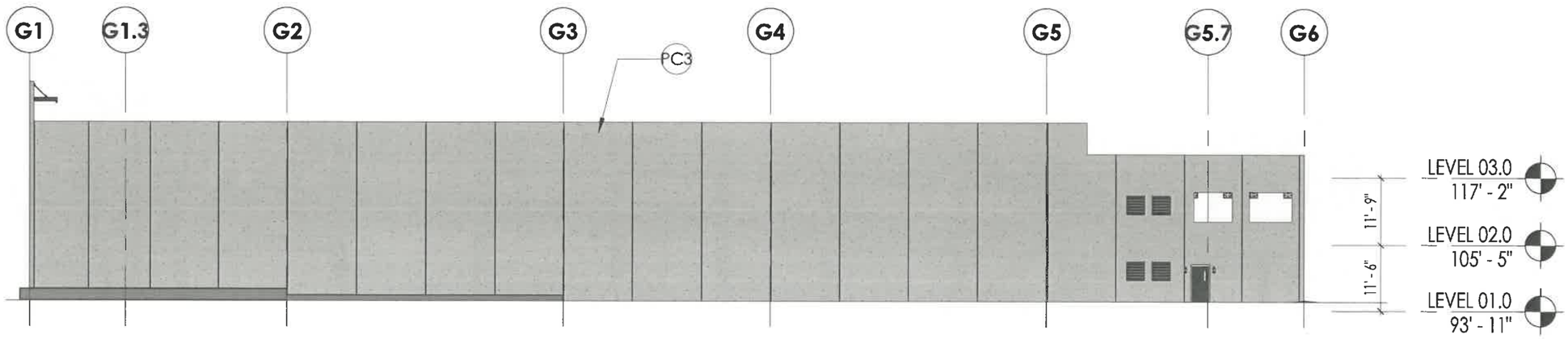
COLOR: BELDEN SEA GRAY
TEXTURE: SMOOTH
SIZE: QUEEN BRICK



PC2 - PAINTED PRECAST CONCRETE

COLOR: SW 7008 - ALABASTER

PC3 - AS-CAST PRECAST CONCRETE



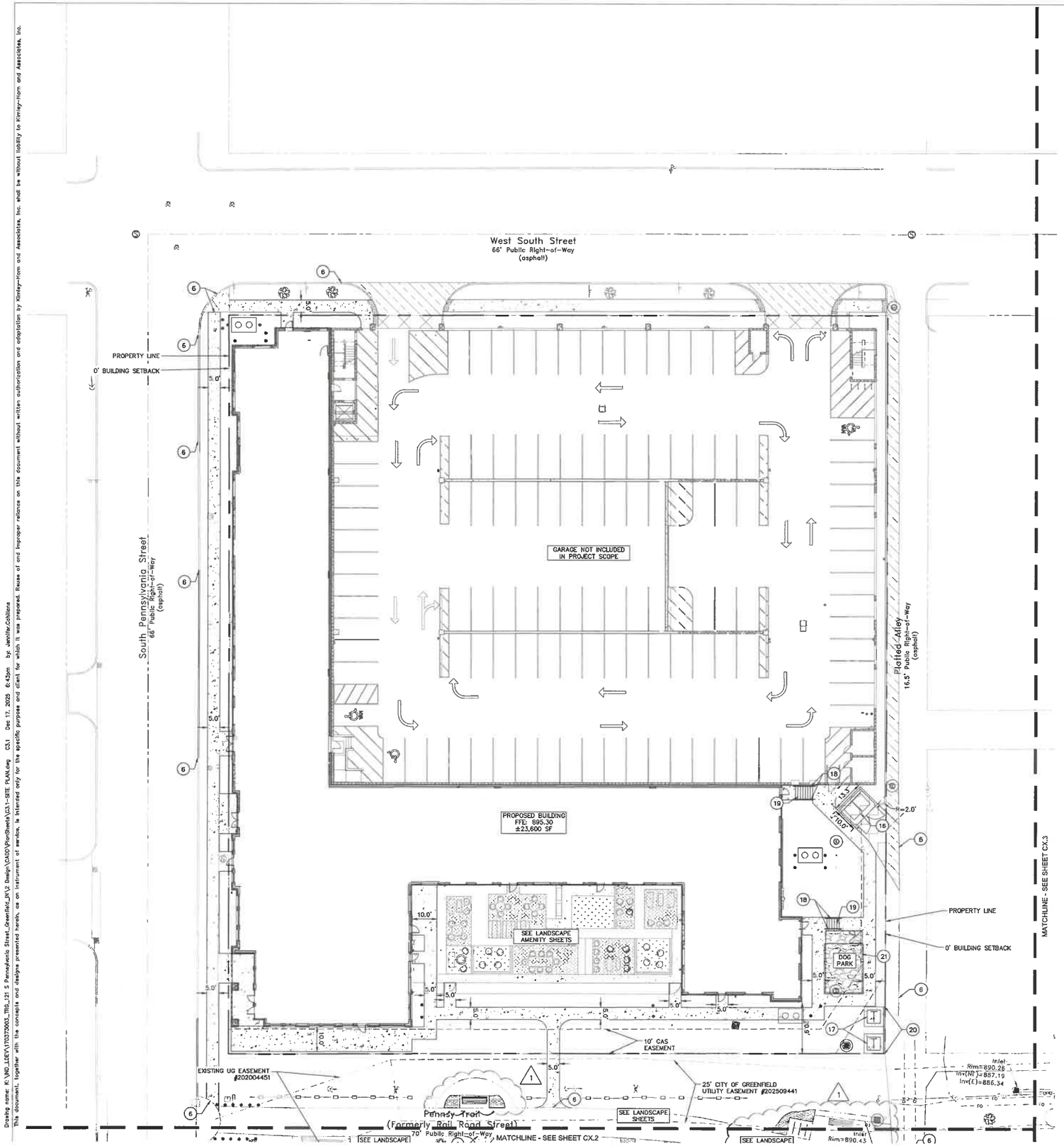
South Elevation - 3/64" = 1'-0"

THE YARD AT DEPOT PARK - APARTMENTS
CIVIL AND LANDSCAPE PLANS

THE RIDGE GROUP

STUDIO AXIS

JANUARY 13, 2026



Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 10' 20' 40'

PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIGHT OF WAY PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- ASPHALT TRAIL — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- ARTIFICIAL TURF — SEE CONSTRUCTION DETAILS

KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. DEPRESSED CONCRETE CURB AND GUTTER (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. COMBINED CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
5. CONCRETE CURB AND GUTTER (SEE DETAILS)
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
8. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
9. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
10. ACCESSIBLE RAMP (SEE DETAILS)
11. 2' WIDE TACTILE WARNING STRIP
12. 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
13. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
14. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
15. CONCRETE BOLLARD, TYP. (SEE DETAILS)
16. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
17. TRANSFORMER PAD (REFER TO UTILITY PROVIDER)
18. RAILING (REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS)
19. CONCRETE STAIRS (REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS)
20. VARIABLE HEIGHT CURB (SEE GRADING PLAN AND DETAILS)
21. 4' BLACK CHAIN LINK FENCE

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

No.	REVISIONS	DATE	BY
1	TECH REVIEW COMMENT REVISIONS	12/19/25	PGS

Kimley»Horn

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SCALE: AS NOTED | DESIGNED BY: PGS | DRAWN BY: CWF | CHECKED BY: PGS

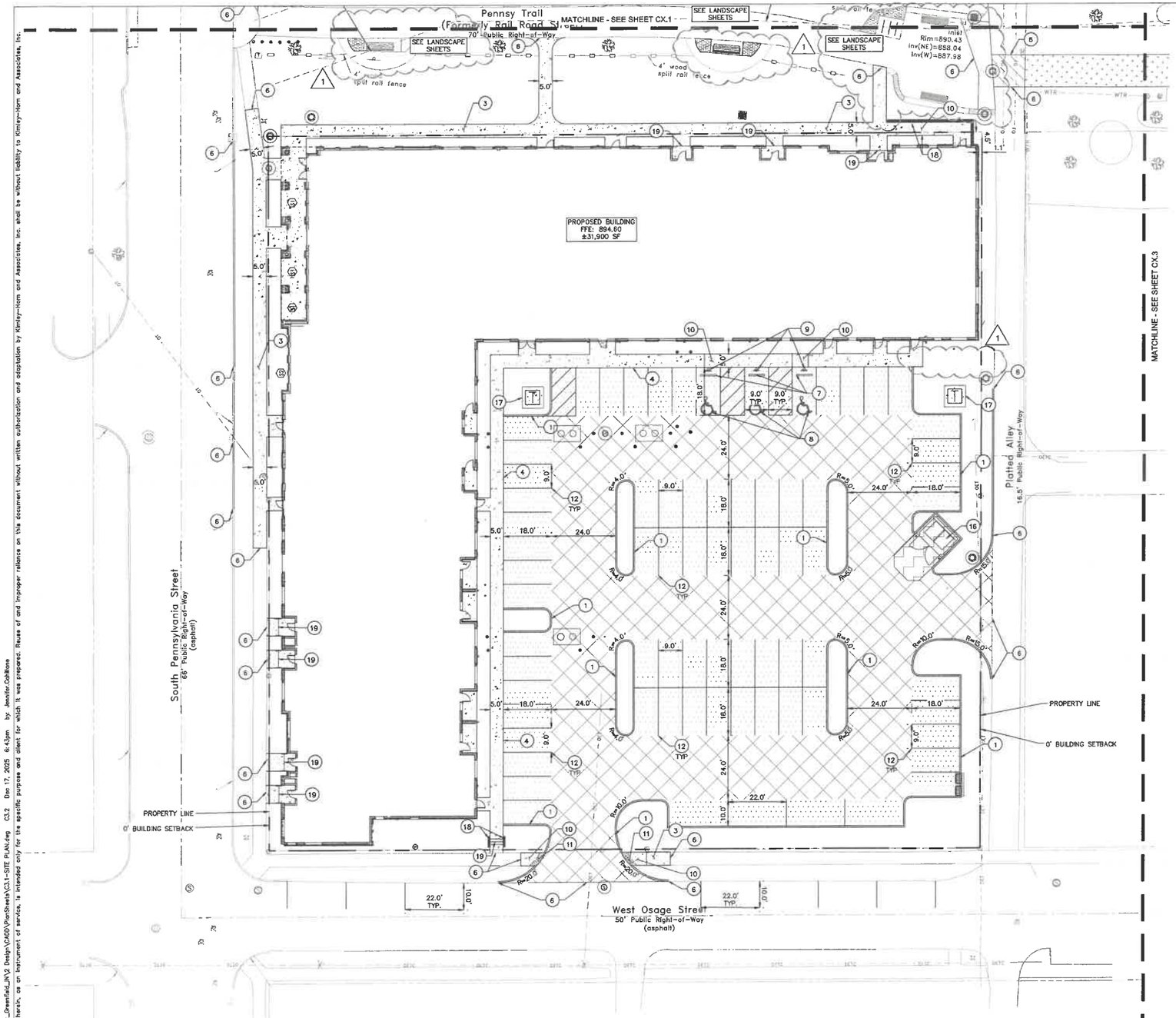
PATRICK G. SHEETS — STATE OF INDIANA — 29321 — REGISTERED PROFESSIONAL ENGINEER
NOT APPROVED FOR CONSTRUCTION

THE RIDGE GROUP

SITE PLAN

THE YARD AT DEPOT PARK
SOUTH PENNSYLVANIA ST.
GREENFIELD, IN 46140

ORIGINAL ISSUE: 11/19/25
KHA PROJECT NO. 170373003
SHEET NUMBER C3.1



Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 10' 20' 40'

PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIGHT OF WAY PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
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- ARTIFICIAL TURF — SEE CONSTRUCTION DETAILS

KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. DEPRESSED CONCRETE CURB AND GUTTER (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. COMBINED CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
5. CONCRETE CURB AND GUTTER (SEE DETAILS)
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
8. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
9. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
10. ACCESSIBLE RAMP (SEE DETAILS)
11. 2' WIDE TACTILE WARNING STRIP
12. 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
13. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
14. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
15. CONCRETE BOLLARD, TYP. (SEE DETAILS)
16. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
17. TRANSFORMER PAD (REFER TO UTILITY PROVIDER)
18. RAILING (REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS)
19. CONCRETE STAIRS (REFER TO LANDSCAPE ARCHITECTURAL PLANS FOR DETAILS)
20. VARIABLE HEIGHT CURB (SEE GRADING PLAN AND DETAILS)
21. 4' BLACK CHAIN LINK FENCE

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWNG: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

No.	REVISIONS	DATE	BY
1	TECH REVIEW COMMENT REVISIONS	12/19/25	POS

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DRAWN BY: CWF
CHECKED BY: POS

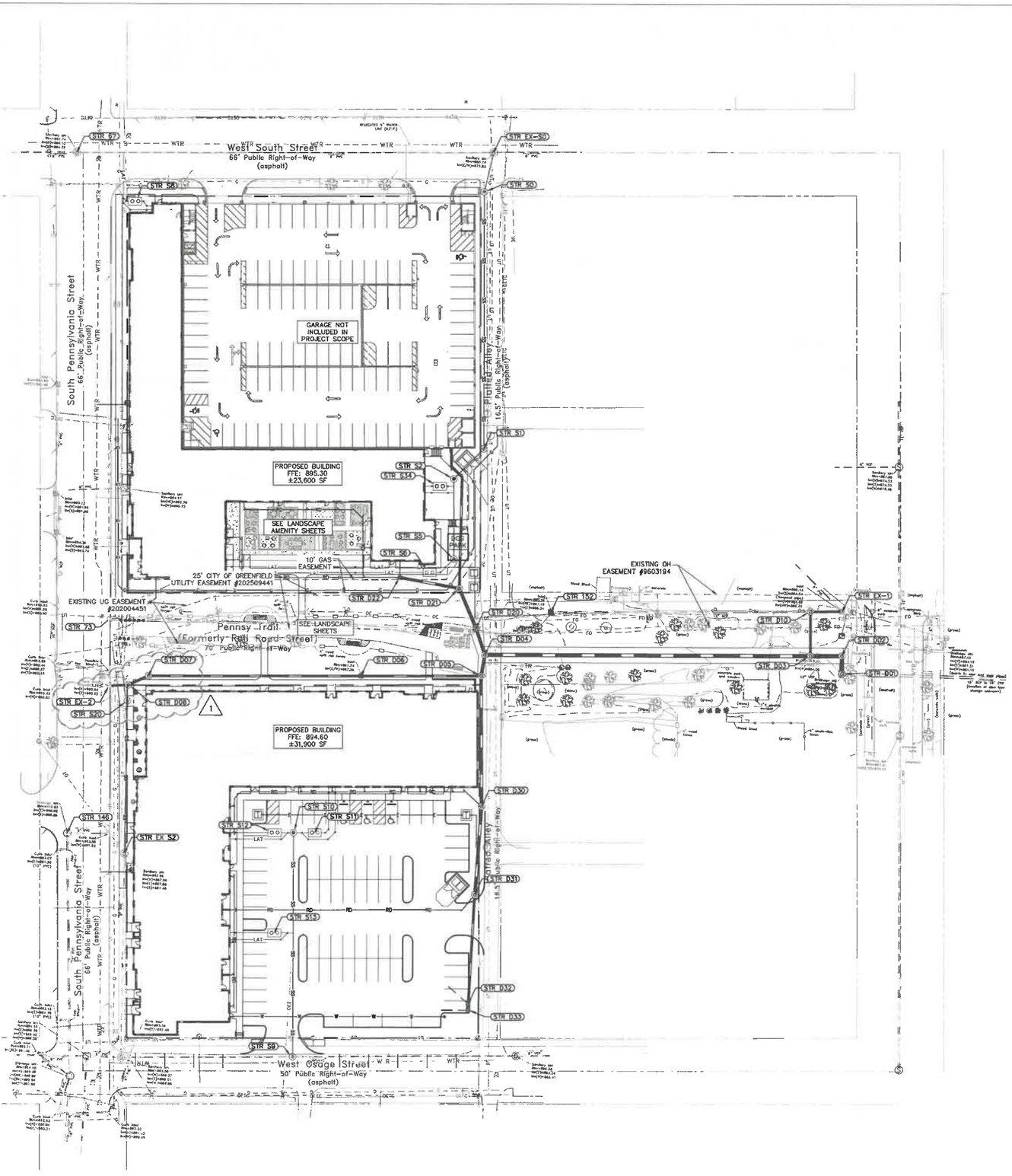
PATRICK G. SMITH — REGISTERED PROFESSIONAL ENGINEER — STATE OF INDIANA — 12/19/25
NOT APPROVED FOR CONSTRUCTION

THE RIDGE GROUP

SITE PLAN

THE YARD AT DEPOT PARK
SOUTH PENNSYLVANIA ST.
GREENFIELD, IN 46140

ORIGINAL ISSUE: 11/19/25
KHA PROJECT NO. 170373003
SHEET NUMBER C3.2



Indiana Utilities Protection Service
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NORTH

GRAPHIC SCALE IN FEET
0 20' 40' 80'

UTILITY LEGEND

- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED ROOF DRAIN LINE
- PROPOSED UNDERDRAIN
- PROPOSED SWALE
- PROPOSED STORM SEWER LINE
- STRUCTURE ID
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY LATERAL LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED WATER VALVE BOX, PIV, METER FIRE HYDRANT, FIRE DEPT CONN. & VAULT
- PROPOSED WATER BENDS & TEE
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (BY OTHERS)

EXISTING LEGEND

- BOLLARD
- CONTROL BENCHMARK
- ROW MONUMENT
- FLAG POLE
- MAIL BOX
- UTILITY POLE
- POST
- SOIL BORING
- HANDICAP SYMBOL
- SIGN
- CABLE MANHOLE
- CABLE PEDESTAL
- TELEPHONE PEDESTAL
- TELEPHONE HAND HOLE
- TELEPHONE MARKER
- TELEPHONE MANHOLE
- FIBER OPTIC MARKER
- MISC LID
- MONITOR WELL
- GAS MARKER
- GAS METER
- GAS VALVE
- AC UNIT
- AREA LIGHT
- ELECTRICAL BOX
- ELECTRICAL HAND HOLE
- ELECTRICAL METER
- ELECTRICAL MANHOLE
- ELECTRICAL MARKER
- ELECTRICAL TRANSFORMER
- GUY POLE/WIRE
- POWER POLE
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- YARD LIGHT
- SANITARY CLEANOUT
- SANITARY MANHOLE
- VENT PIPE
- STORM CURB INLET
- STORM INLET
- STORM ROOF DRAIN
- STORM DRAIN MANHOLE
- STORM YARD DRAIN
- FIRE DEPT CONNECTION
- FIRE HYDRANT
- IRRIGATION VALVE
- POST INDICATOR VALVE
- WELL
- WATER METER
- WATER VALVE
- TREE / STUMP
- SWALE
- FENCE LINE
- SANITARY SEWER
- STORM DRAIN
- WATER LINE
- TREE LINE
- TOE OF SLOPE
- TOP OF BANK
- UNDERGROUND FIBER OPTIC
- OVERHEAD ELECTRICAL
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

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SCALE: AS NOTED | DESIGNED BY: PGS | DRAWN BY: CWF | CHECKED BY: PGS

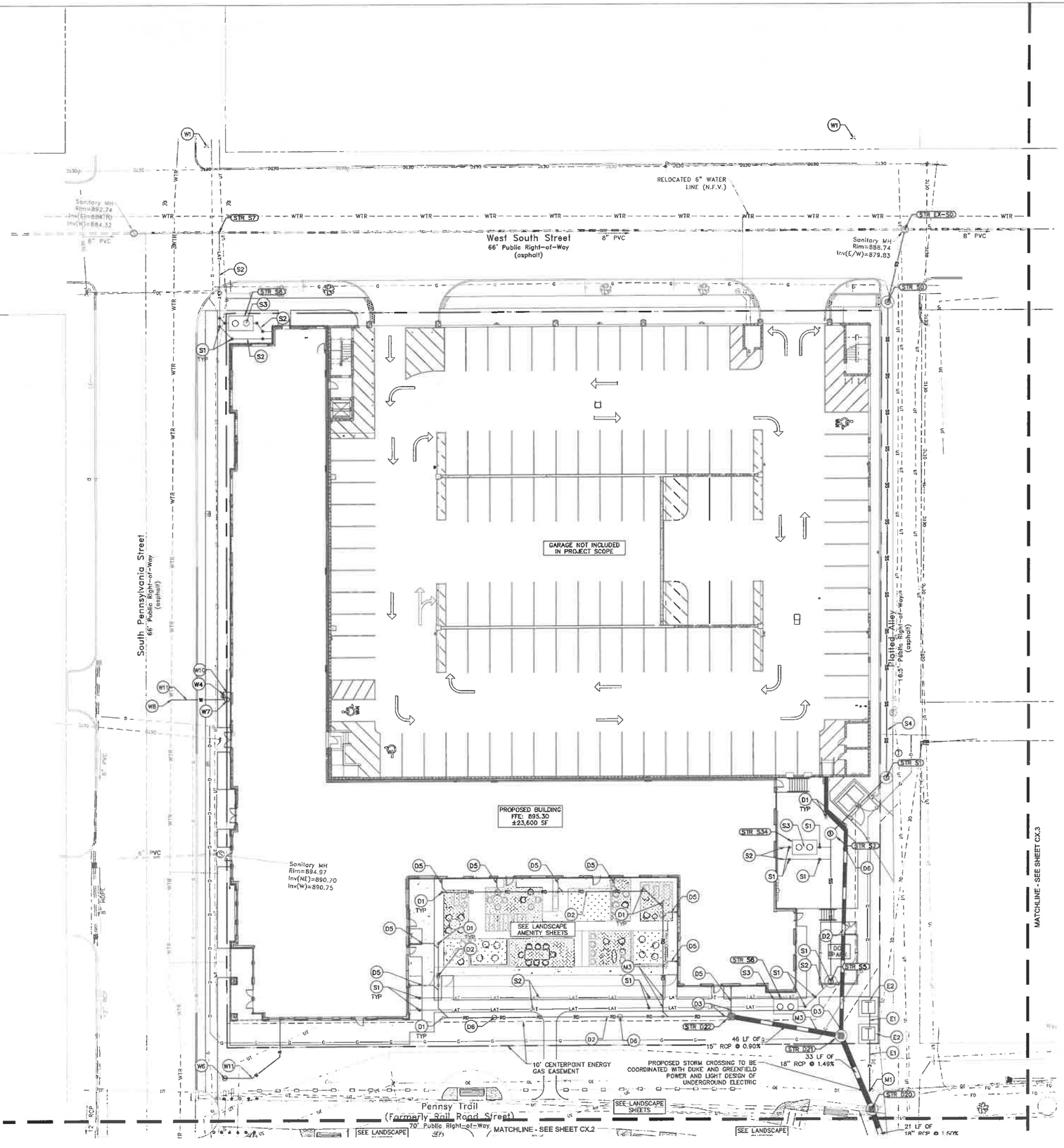
PATRICK G. O. REGISTERED PROFESSIONAL ENGINEER
NOT APPROVED FOR CONSTRUCTION
PRELIMINARY
12/19/25

THE RIDGE GROUP

OVERALL UTILITY PLAN

THE YARD AT DEPOT PARK
SOUTH PENNSYLVANIA ST.
GREENFIELD, IN 46140

ORIGINAL ISSUE: 11/19/25
KHA PROJECT NO. 170373003
SHEET NUMBER C6.0



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NORTH

GRAPHIC SCALE IN FEET
0 10' 20' 40'

UTILITY LEGEND

- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED ROOF DRAIN LINE
- PROPOSED UNDERDRAIN
- PROPOSED SWALE
- PROPOSED STORM SEWER LINE
- STRUCTURE ID
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY LATERAL LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED WATER VALVE BOX, PIV, METER FIRE HYDRANT, FIRE DEPT CONN. & VAULT
- PROPOSED WATER BENDS & TEE
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (BY OTHERS)

KEY NOTES

(D) DRAINAGE STORM SEWER
D1. ROOF DRAIN CLEANOUT
D2. 12" HDPE ROOF DRAIN LINE @ 1.0%
D3. CONNECT ROOF DRAIN TO STRUCTURE
D4. PERFORATED UNDERDRAIN
D5. 6" HDPE ROOF DRAIN LINE @ 2.0%
D6. NYOPLAST 24" DRAIN BASIN (SEE DETAILS)
(S) SANITARY SEWER
S1. TYPE 2 SANITARY CLEANOUT
S2. 6" SANITARY LATERAL @ 1.04% MIN.
S3. GREASE TRAP
S4. 8" SANITARY MAIN @ 0.45% MIN.
(W) WATER LINE
W1. EXISTING FIRE HYDRANT AND VALVE ASSEMBLY
W2. WATER TEE
W3. WATER BEND
W4. GATE VALVE
W5. WATER METER
W6. FIRE DEPT CONNECTION (FDC)
W7. POST INDICATOR VALVE (PIV)
W8. CONNECT TO EXISTING WATER (TAP OR TEE)
W9. 4" DOMESTIC SERVICE LINE
W10. 3" DOMESTIC SERVICE LINE
W11. 6" DI FIRE SERVICE LINE. TO BE WRAPPED ACCORDING TO GREENFIELD SPECIFICATIONS
(G) GAS LINE
G1. GAS SERVICE LINE (REFER TO UTILITY PROVIDER FOR DETAILS)
(E) ELECTRIC / TELEPHONE / CABLE
E1. PRIMARY ELECTRIC CONDUIT (REFER TO UTILITY PROVIDER FOR DETAILS)
E2. ELECTRIC TRANSFORMER (REFER TO UTILITY PROVIDER AND MEP PLANS FOR DETAILS)
E3. TELECOMMUNICATIONS LINE
E4. EXISTING FIBER CABLES TO BE LOWERED AT CROSSING WITH PROPOSED STORM LINE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER.
(M) MISCELLANEOUS
M1. CONTRACTOR TO COORDINATE CONNECTION WITH UTILITY PROVIDER.
M2. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH AND SIZE OF EXISTING UTILITY TO ENSURE CONFLICTS DO NOT EXIST WITH PROPOSED UTILITIES.
M3. POTENTIAL UTILITY CONFLICT. ALL (WATER, SANITARY, DRAINAGE STORM) CROSSINGS TO HAVE 18" MIN. VERTICAL CLEARANCE. ALL WATER SERVICE LINES TO REMAIN PERPENDICULAR AT CROSSING IN SUCH THAT IT FORMS AN ANGLE BETWEEN 45° AND 90°.

NOTE: CONTRACTOR TO VERIFY WATER, SANITARY, GAS, & ETC LOCATIONS, SIZES AND TYPES WITH MEP PLANS PRIOR TO ORDERING MATERIALS.

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

No.	REVISIONS	DATE	BY
1	TECH REVIEW COMMENT REVISIONS	12/19/25	PGS

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1600 EAST 96TH STREET, INDIANAPOLIS, IN 46240
PHONE: 317-218-9580
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: PGS
DRAWN BY: CWF
CHECKED BY: PGS

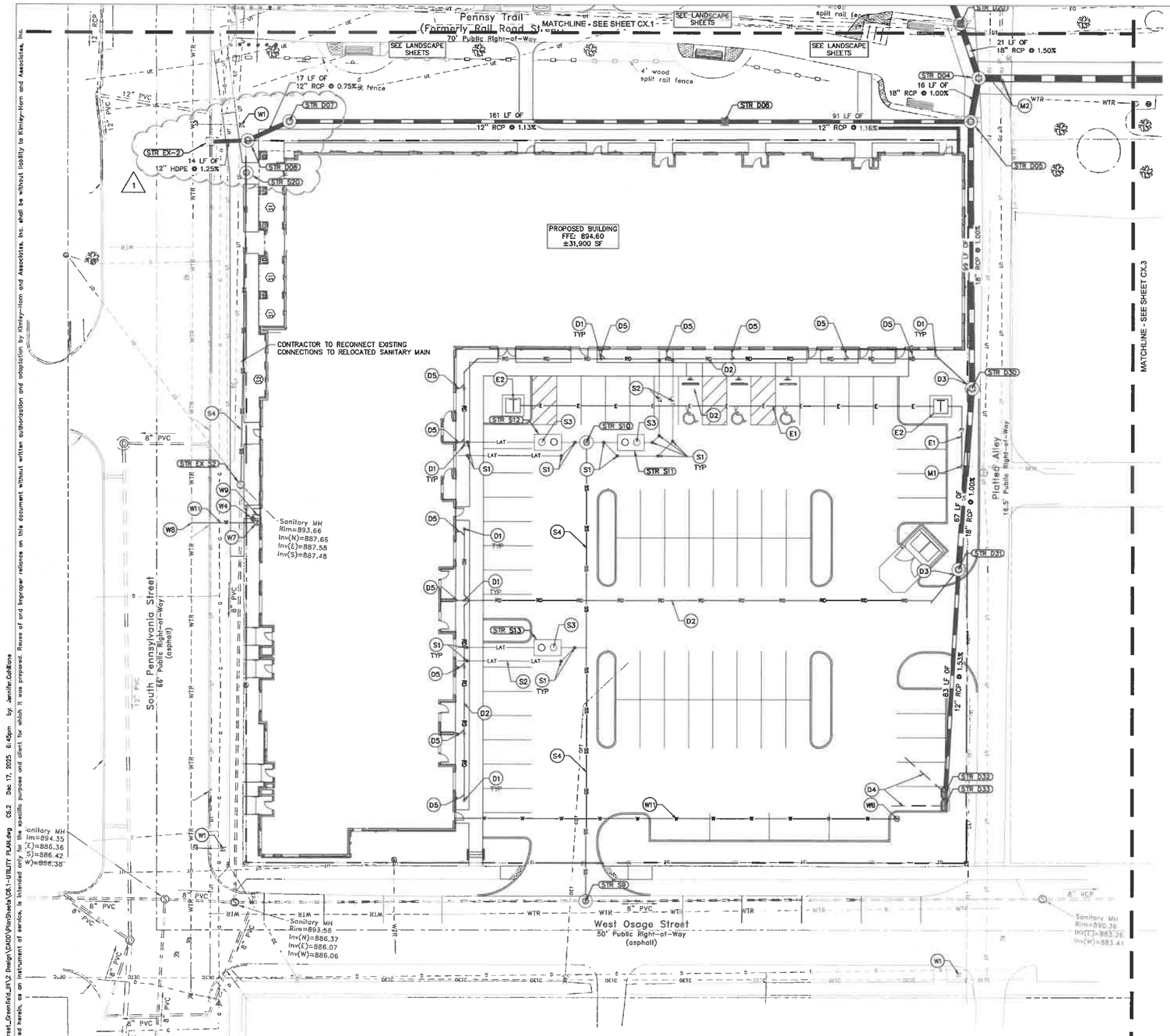
PATRICK G. SHEA — REGISTERED PROFESSIONAL ENGINEER — STATE OF INDIANA — 12/19/25
NOT APPROVED FOR CONSTRUCTION

THE RIDGE GROUP

UTILITY PLAN

THE YARD AT DEPOT PARK
SOUTH PENNSYLVANIA ST.
GREENFIELD, IN 46140

ORIGINAL ISSUE: 11/19/25
KHA PROJECT NO. 170373003
SHEET NUMBER C6.1



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Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 10' 20' 40'

EXISTING LEGEND

BOLLARD	MISC LID	YARD LIGHT
CONTROL BENCHMARK	MONITOR WELL	SANITARY CLEANOUT
ROW MONUMENT	GAS MARKER	SANITARY MANHOLE
FLAG POLE	GAS METER	VENT PIPE
MAIL BOX	GAS VALVE	STORM CURB INLET
UTILITY POLE	AC UNIT	STORM INLET
POST	AREA LIGHT	STORM ROOF DRAIN
SOIL BORING	ELECTRICAL BOX	STORM DRAIN MANHOLE
HANDICAP SYMBOL	ELECTRICAL HAND HOLE	STORM YARD DRAIN
SIGN	ELECTRICAL METER	FIRE DEPT CONNECTION
CABLE MANHOLE	ELECTRICAL MANHOLE	FIRE HYDRANT
CABLE PEDESTAL	ELECTRICAL MARKER	IRRIGATION VALVE
TELEPHONE PEDESTAL	ELECTRICAL TRANSFORMER	POST INDICATOR VALVE
TELEPHONE HAND HOLE	GUY POLE/WIRE	WELL
TELEPHONE MARKER	POWER POLE	WATER METER
TELEPHONE MANHOLE	TRAFFIC SIGNAL POLE	WATER VALVE
FIBER OPTIC MARKER	TRAFFIC MANHOLE	TREE / STUMP
SWALE		TOE OF SLOPE
FENCE LINE		TOP OF BANK
SANITARY SEWER		UNDERGROUND FIBER OPTIC
STORM DRAIN		OVERHEAD ELECTRICAL
WATER LINE		UNDERGROUND GAS
TREE LINE		UNDERGROUND TELEPHONE

UTILITY LEGEND

- PROPOSED UNDERGROUND ELECTRIC LINE
- PROPOSED GAS LINE (BY GAS COMPANY)
- PROPOSED PHONE LINE
- PROPOSED ROOF DRAIN LINE
- PROPOSED UNDERDRAIN
- PROPOSED SWALE
- PROPOSED STORM SEWER LINE
- STR XX — STRUCTURE ID
- PROPOSED STORM STRUCTURES
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY LATERAL LINE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED WATER LINE
- PROPOSED FIRE PROTECTION LINE
- PROPOSED WATER VALVE BOX, P.I.V., METER, FIRE HYDRANT, FIRE DEPT CONN. & VAULT
- PROPOSED WATER BENDS & TEE
- PROPOSED LIGHT POLE
- PROPOSED TRANSFORMER PAD (BY OTHERS)

KEY NOTES

(D) DRAINAGE STORM SEWER
D1. ROOF DRAIN CLEANOUT
D2. 12" HDPE ROOF DRAIN LINE @ 1.0%
D3. CONNECT ROOF DRAIN TO STRUCTURE
D4. PERFORATED UNDERDRAIN
D5. 6" HDPE ROOF DRAIN LINE @ 2.0%
D6. NYOPLAST 24" DRAIN BASIN (SEE DETAILS)

(S) SANITARY SEWER
S1. TYPE 2 SANITARY CLEANOUT
S2. 6" SANITARY LATERAL @ 1.04% MIN.
S3. GREASE TRAP
S4. 8" SANITARY MAIN @ 0.45% MIN.

(W) WATER LINE
W1. EXISTING FIRE HYDRANT AND VALVE ASSEMBLY
W2. WATER TEE
W3. WATER BEND
W4. GATE VALVE
W5. WATER METER
W6. FIRE DEPT CONNECTION (FDC)
W7. POST INDICATOR VALVE (PIV)
W8. CONNECT TO EXISTING WATER (TAP OR TEE)
W9. 4" DOMESTIC SERVICE LINE
W10. 3" DOMESTIC SERVICE LINE
W11. 6" DI FIRE SERVICE LINE. TO BE WRAPPED ACCORDING TO GREENFIELD SPECIFICATIONS

(G) GAS LINE
G1. GAS SERVICE LINE (REFER TO UTILITY PROVIDER FOR DETAILS)

(E) ELECTRIC / TELEPHONE / CABLE
E1. PRIMARY ELECTRIC CONDUIT (REFER TO UTILITY PROVIDER FOR DETAILS)
E2. ELECTRIC TRANSFORMER (REFER TO UTILITY PROVIDER AND MEP PLANS FOR DETAILS)
E3. TELECOMMUNICATIONS LINE
E4. EXISTING FIBER CABLES TO BE LOWERED AT CROSSING WITH PROPOSED STORM LINE. CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER.

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No.	DATE	BY
1	12/19/25	PGS
	TECH REVIEW COMMENT REVISIONS	
	REVISIONS	

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DESIGNED BY: PGS
DRAWN BY: CWF
CHECKED BY: PGS

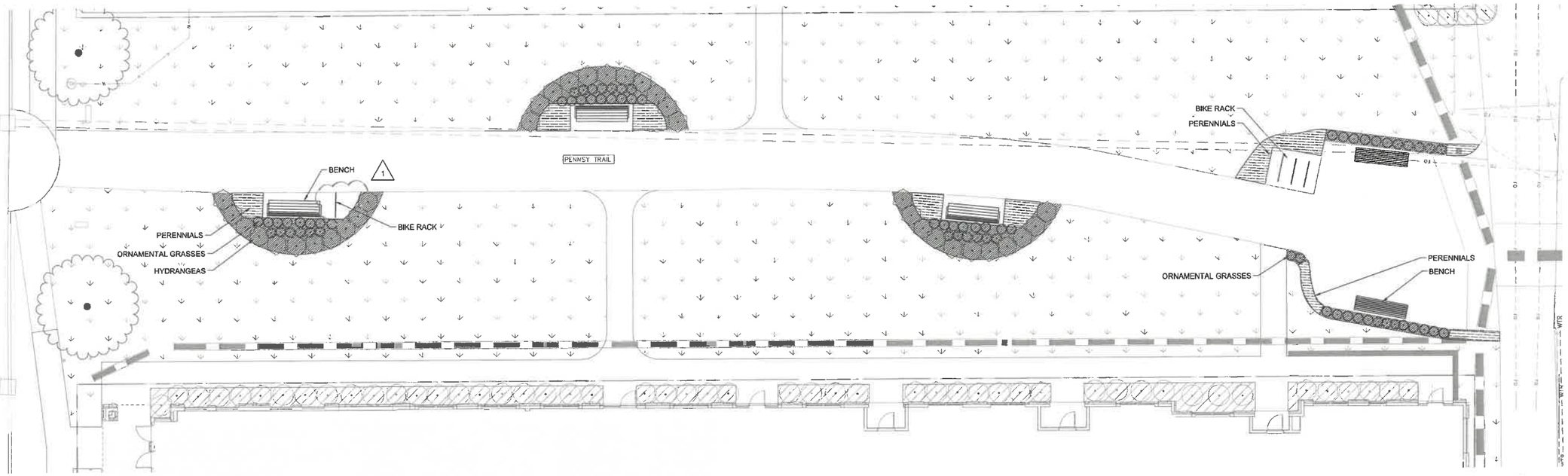
PATRICK C. GRAY — REGISTERED PROFESSIONAL ENGINEER — STATE OF INDIANA — 21501 — NOT APPROVED FOR CONSTRUCTION

THE RIDGE GROUP

UTILITY PLAN

THE YARD AT DEPOT PARK
SOUTH PENNSYLVANIA ST.
GREENFIELD, IN 46140

ORIGINAL ISSUE: 11/19/25
KHA PROJECT NO. 170373003
SHEET NUMBER C6.2



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
DECIDUOUS SHRUBS							
	HI2	33	HYDRANGEA ARBORESCENS 'NCHA5'	INVINCIBELLE® WEE WHITE HYDRANGEA	1 GAL	SEE PLAN	24" HT MIN
GRASSES							
	PF2	41	PANICUM VIRGATUM 'HALF PINT'	HALF PINT SWITCH GRASS	1 GAL	SEE PLAN	---
	SL	29	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	1 GAL	SEE PLAN	---
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	
FLOWERING PERENNIALS							
	PF	256 SF	PERENNIAL FLOWER		B.R.	SEE PLAN	

ALL LANDSCAPE TO BE NATIVE, DROUGHT TOLERANT, AND DESIGNED WITH LOW MAINTENANCE REQUIREMENTS IN MIND.

PRAIRIE DROPSEED DESIGN EXAMPLE

FORMS + SURFACES: HUDSON BENCH

LITTLE BLUESTEM EXAMPLE

FORMS + SURFACES: CORDIA BIKE RACK

FORMS + SURFACES: CORDIA BENCH

No.	REVISIONS	DATE	BY
1	TECH REVIEW COMMENT REVISIONS	12/19/25	PGS

SCALE: AS NOTED
DESIGNED BY: PGS
DRAWN BY: CWF
CHECKED BY: PGS

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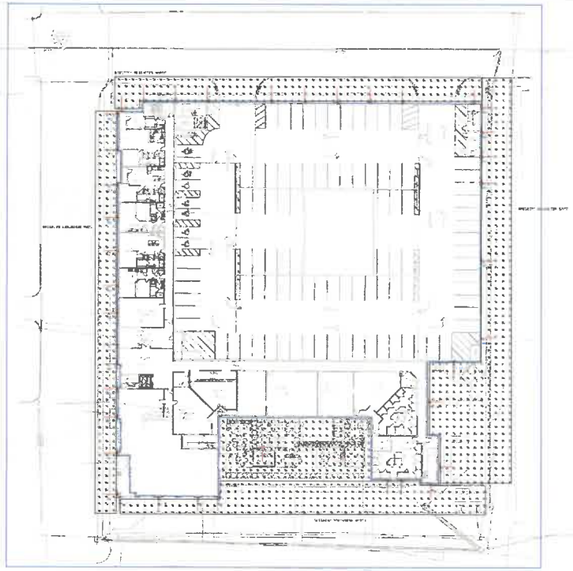
LANDSCAPE ARCHITECT

THE RIDGE GROUP

CONCEPT PENNSY TRAIL ROW LANDSCAPE PLAN

THE YARD AT DEPOT
SOUTH PENNSYLVANIA ST.
GREENFIELD, IN 46140

ORIGINAL ISSUE: 07/18/25
KHA PROJECT NO. 170373003
SHEET NUMBER
L1.5



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DESIGN NOTES:
1. MOUNTING HEIGHTS: SEE FIXTURE LOCATIONS & LUMINAIRE SCHEDULE
2. MEASUREMENTS TAKEN AT: @GRADE
3. SURFACE REFLECTANCE: 0.2

Calculation Summary								
Label	**CalcType**	**Units**	**Avg**	**Max**	**Min**	**Avg/Min**	**Max/Min**	**Grid Z**
BUILDING PERIMETER EAST	Illuminance	Fc	2.73	8.9	0.1	27.30	89.00	0
BUILDING PERIMETER NORTH	Illuminance	Fc	1.67	6.8	0.1	16.70	68.00	0
BUILDING PERIMETER SOUTH	Illuminance	Fc	1.44	7.2	0.2	7.20	36.00	0
BUILDING PERIMETER WEST	Illuminance	Fc	2.49	7.3	0.6	4.15	12.17	0
COURTYARD	Illuminance	Fc	1.54	2.0	0.9	1.71	2.22	0

Note on this Design:
This report makes no representations in regard to Lighting Design or Specification, rather it attempts to accurately reflect the photometric results of a design,as approved by others.

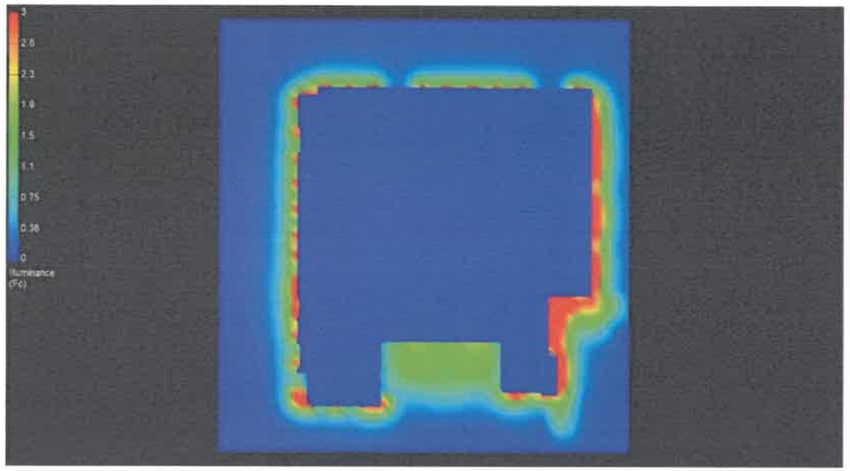
Note on these Photometric Calculations:
This analysis is a mathematical model and can be only as accurate as is permitted by the third-party software and the IES standards used. All digital CAD data appear to be accurate, however, this apparent accuracy is an artifact of the techniques used to generate it and is in no way intended to imply accuracy in the real world.

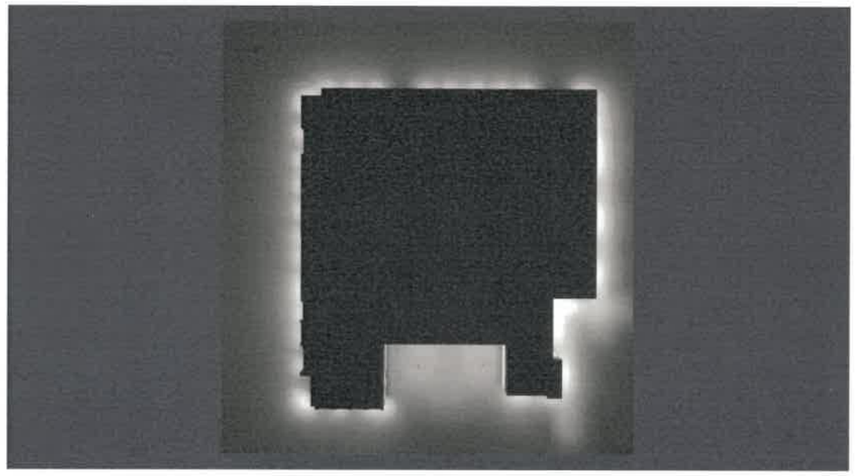
There are many factors that will impact the actual performance of Lighting in the constructed space, including: the accuracy of the original source (.ies) files supplied by the manufacturer, input voltage ballast variances, actual finish values in the constructed environment, manufacturing variations in both the source (lamp) and the luminaire, final luminaire placement, obstructions, and installation quality. Further, field measurement itself is subject to errors arising from measuring methods and/or technology selected, and the knowledge/ability of the measuring party. While the creator of this lighting study makes every effort to ensure accuracy, they cannot be held liable for any errors. The recipient of this lighting study understands and accepts that the likelihood of scaling error increases when no .DWG file or other properly-dimensioned drawing is provided to the designer.

Reflective Values have a significant effect on light levels, the end-user of the document should confirm these values before accepting the results of any photometric report. The managing contractor/ architect/engineer is responsible for ensuring compliance to all relevant lighting ordinance(s) and energy codes required on this project.

LIGHTING DETAILS:

Luminaire Schedule									
Label	**Symbol**	**Qty**	**LLF**	**Arrangement**	**[MANUFAC]**	**Description**	**Arrangement Watts**	**Arrangement Luminaire Lumens**	**Mounting Height**
P5		2	0.900	Single	NLS LIGHTING	ORX-2-DPT-T5-32L-700-40K7	68	7396	18
S1		33	0.900	Single	AFX	AUGW0720LAJMVNP	31.49	3151	7
W2		6	0.900	Single	NLS Lighting LLC	NV-W-T2-16L-1-40K-UNV	56.06	6328	20





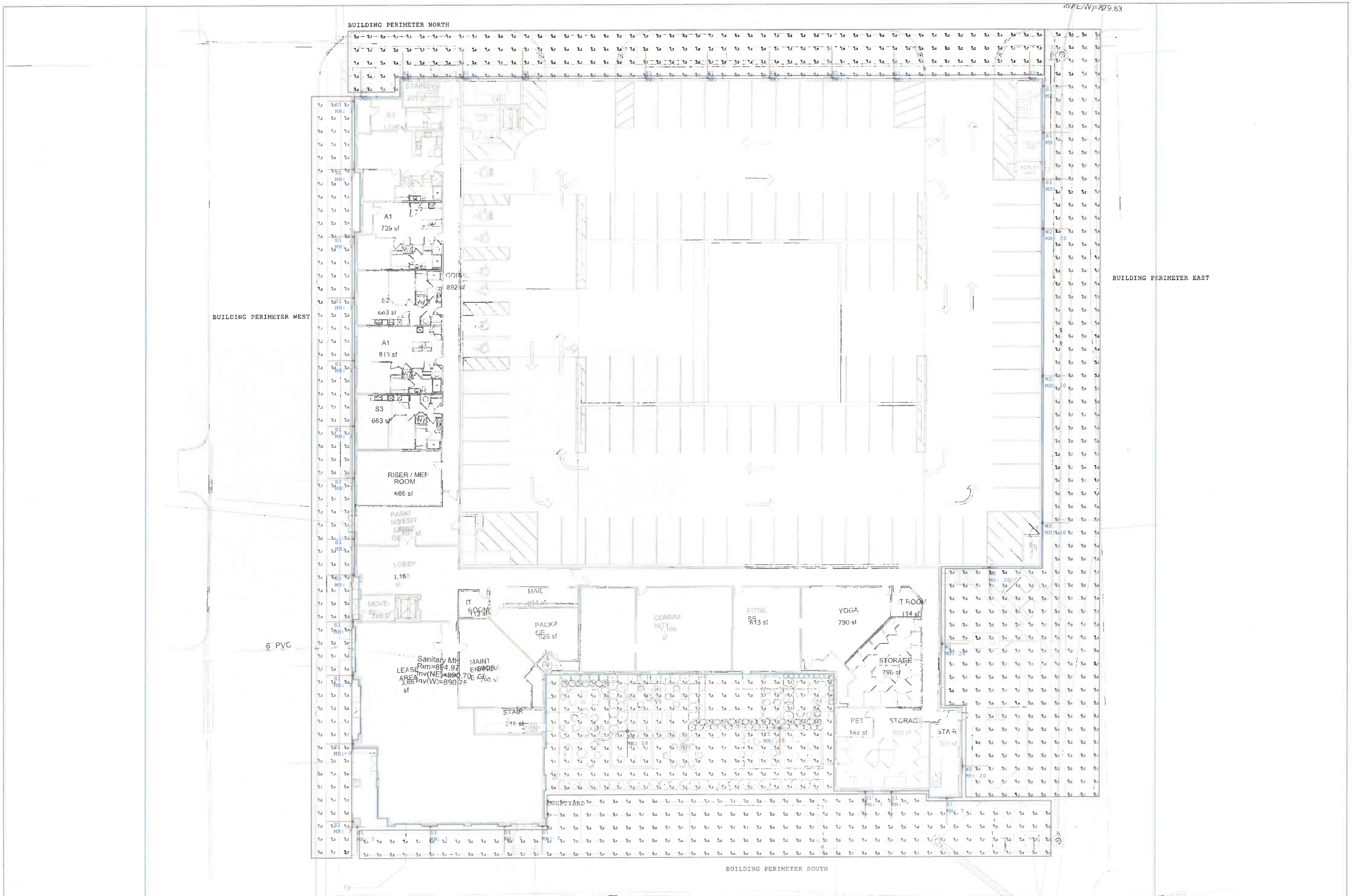
PLS Professional Lighting Services

The Yard

Date:11.18.2025.

Drawn By:RF

Revision #: 2



Scale: 1 inch= 16 Ft.

PLS Professional Lighting Services

The Yard

Date:11.18.2025.

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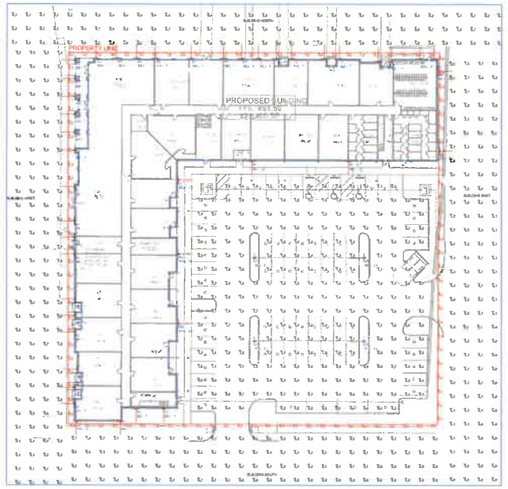
Revision #: 2



Scale: 1 inch= 50 Ft.

DESIGN NOTES:
1. MOUNTING HEIGHTS: SEE FIXTURE LOCATIONS & LUMINAIRE SCHEDULE
2. MEASUREMENTS TAKEN AT: @GRADE
3. SURFACE REFLECTANCE: 0.2

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BUILDING EAST	Illuminance	Fc	0.71	6.3	0.0	N.A.	N.A.	0
BUILDING NORTH	Illuminance	Fc	0.93	2.9	0.1	9.30	29.00	0
BUILDING SOUTH	Illuminance	Fc	0.24	2.2	0.0	N.A.	N.A.	0
BUILDING WEST	Illuminance	Fc	0.75	2.8	0.0	N.A.	N.A.	0
EXTERIOR CARPARK	Illuminance	Fc	1.23	2.3	0.3	4.10	7.67	0
PROPERTY LINE	Illuminance	Fc	2.80	8.1	0.0	N.A.	N.A.	N.A.

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Label	**Symbol**	**Qty**	**LLF**	**Arrangement**	**[MANUFAC]**	**Description**	**Arrangement Watts**	**Arrangement Luminaire Lumens**	**Mounting Height**
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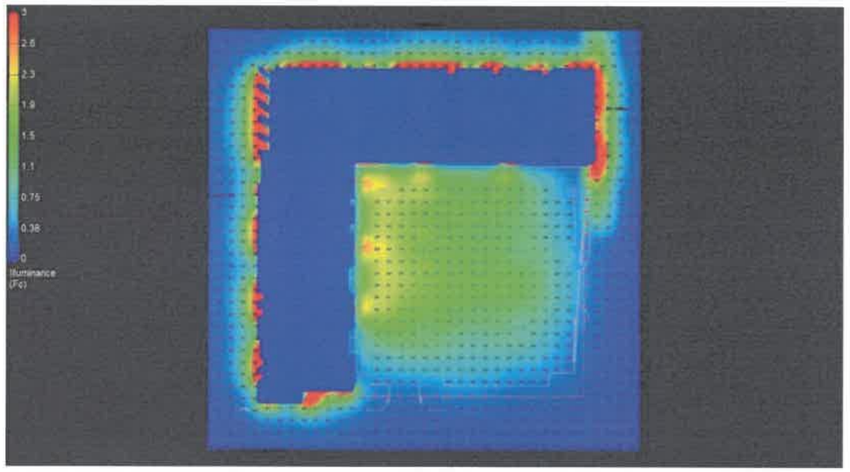
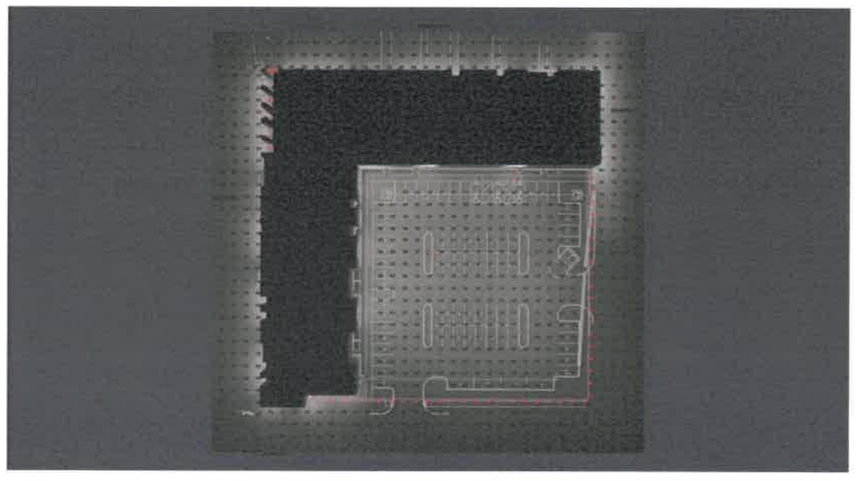
S1		36	0.900	Single	AFX	AUGW0720LAJMVNP	31.49	3151	7
W1		5	0.900	Single	NLS LIGHTING	NV-W-T4FTW-16L-1-40K7	55.99	5557	20
W2		2	0.900	Single	NLS Lighting LLC	NV-W-T2-16L-1-40K-UNV	56.06	6328	20

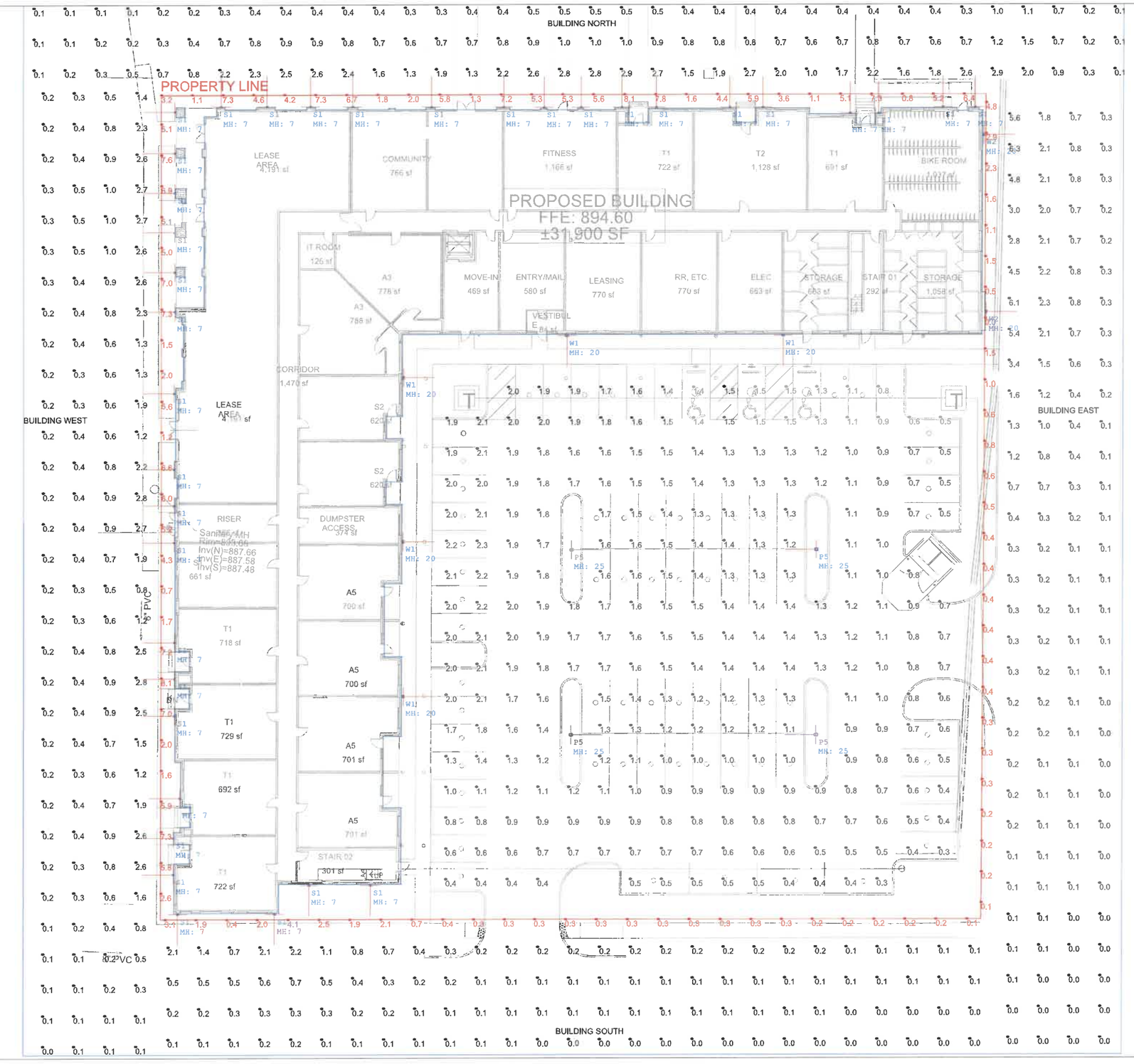




PLS Professional Lighting Services

The Yard

Date:11.18.2025.
Drawn By:RF
Revision #: 2



Scale: 1 inch= 16 Ft.

PLS Professional Lighting Services

The Yard

Date:11.18.2025.

Drawn By:RF

Revision #: 2

Page 2 of 2

THE YARD AT DEPOT PARK - APARTMENTS
ARCHITECTURAL PLANS AND ELEVATIONS

TRG THE RIDGE GROUP

STUDIO AXIS

JANUARY 13, 2026

LEVEL 1 PLAN (NORTH BUILDING)
SCALE: N.T.S.

THE RIDGE GROUP

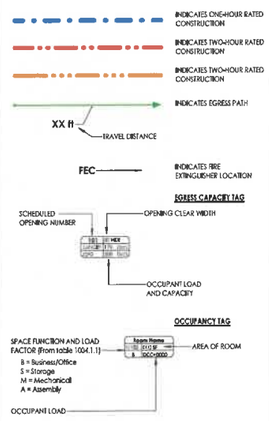
OCCUPANCY USE PLAN

STUDIO AXIS

JANUARY 13, 2026

01 **FIRST FLOOR CONSTRUCTION PLAN**
SCALE: 3/32" = 1'-0"

LIFE SAFETY PLAN LEGEND



KEYED NOTES - LIFE SAFETY

1. 2-HOUR RATED MECHANICAL SHAFT ABOVE WITH 2-HOUR RATED BOTTOM.
2. 2-HOUR SEPARATION BETWEEN RESIDENTIAL OCCUPANCY AND M/B OCCUPANCY
3. 2-HOUR RATED MECHANICAL SHAFT WITH DAMPERS AT ALL DUCT PENETRATIONS.
4. WALL RATED DUE TO STRUTURAL BEARING AND NOT AREA SEPARATION. DOORS WITHIN THIS WALL ARE NOT REQUIRED TO BE FIRE RATING.
5. 2-HOUR STAIR ENCLOSURE EXTENDING TO TRUSS BEARING ELEVATION WITH 2-HOUR RATED LID.
6. 2-HOUR RATED ELEVATOR SHAFT.
7. 2-HOUR FIRE SEPARATION WALL PER IBC 2006 TABLE 705.4
DESIGN NO: UL U373
8. STRUCTURAL STEEL COLUMNS AND BEAMS SUPPORTING THE SECOND FLOOR TO HAVE 1-HOUR SPRAY FIREPROOFING.

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NOT FOR CONSTRUCTION

PROJECT NUMBER:	2025002
DRAWN: .	CHECKED: .
100% CD SET	01/16/2026

REVISIONS

#	DESCRIPTION	DATE

TRG Development

THE YARD AT DEPOT - NORTH BUILDING

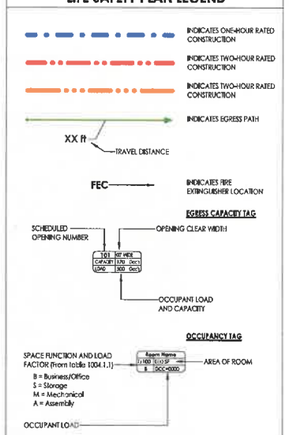
South Pennsylvania St.
Greenfield, IN 46140

FIRST FLOOR LIFE SAFETY PLAN

G-003

01 **SECOND FLOOR CONSTRUCTION PLAN**
SCALE: 3/32" = 1'-0"

LIFE SAFETY PLAN LEGEND



KEYED NOTES - LIFE SAFETY

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2. 2-HOUR SEPARATION BETWEEN RESIDENTIAL OCCUPANCY AND M/B OCCUPANCY
3. 2-HOUR RATED MECHANICAL SHAFT WITH DAMPLERS AT ALL DUCT PENETRATIONS.
4. WALL RATED DUE TO STRUTURAL BEARING AND NOT AREA SEPARATION. DOORS WITHIN THIS WALL ARE NOT REQUIRED TO BE FIRE RATING.
5. 2-HOUR STAIR ENCLOSURE EXTENDING TO TRUSS BEARING ELEVATION WITH 2-HOUR RATED LID.
6. 2-HOUR RATED ELEVATOR SHAFT.
7. 2-HOUR FIRE SEPARATION WALL PER IBC 2006 TABLE 705.4
   DESIGN NO: UL U373
8. STRUCTURAL STEEL COLUMNS AND BEAMS SUPPORTING THE SECOND FLOOR TO HAVE 1-HOUR SPRAY FIREPROOFING.

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NOT FOR CONSTRUCTION

PROJECT NUMBER:	2025002
DRAWN: .	CHECKED: .
100% CD SET	01/16/2026

REVISIONS

#	DESCRIPTION	DATE

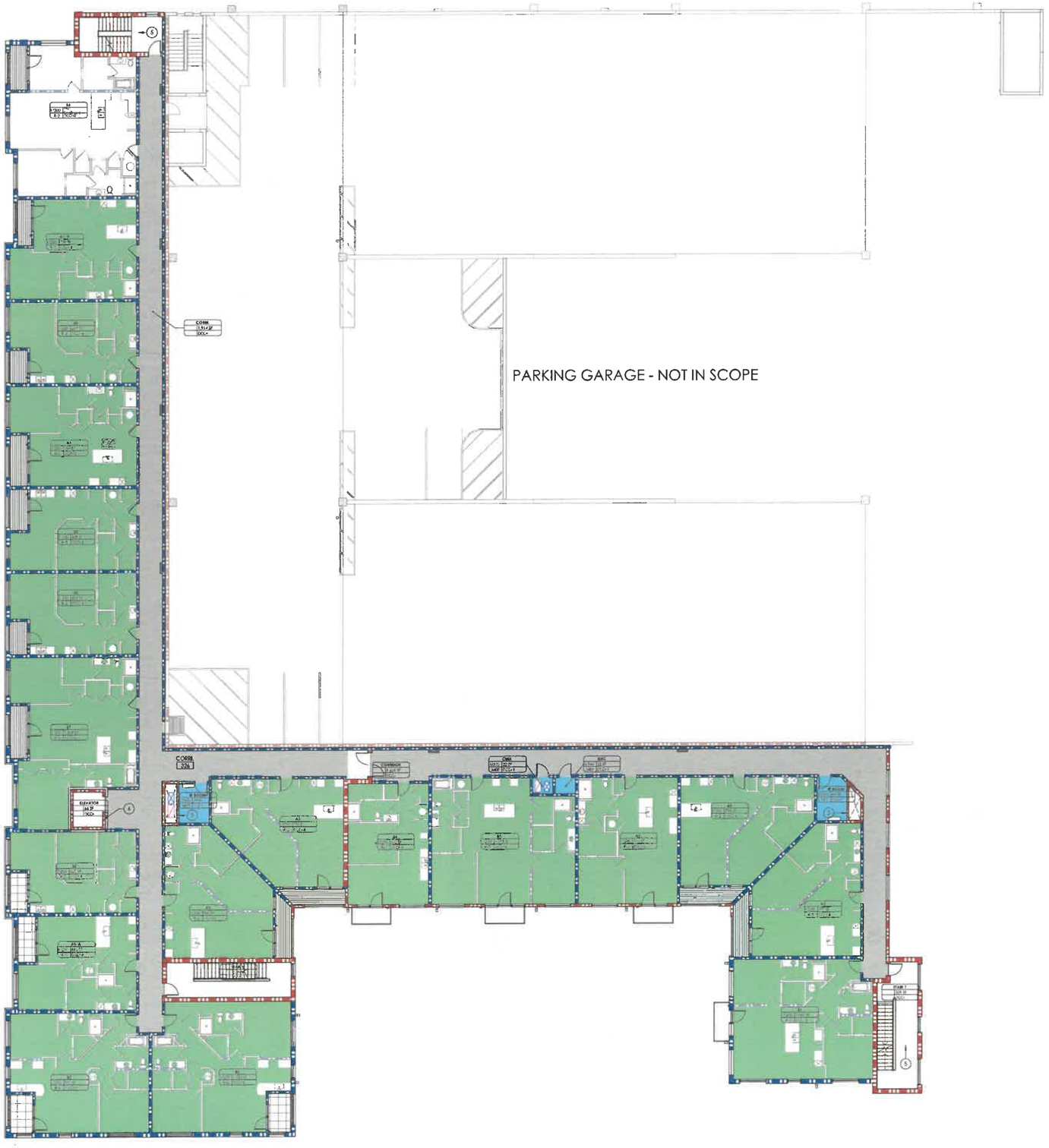
TRG Development

THE YARD AT DEPOT - NORTH BUILDING

South Pennsylvania St.
Greenfield, IN 46140

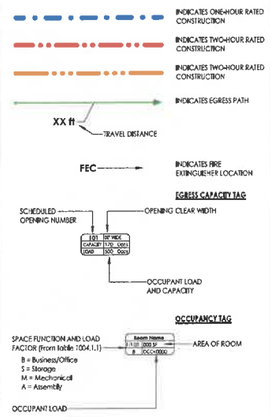
SECOND FLOOR LIFE SAFETY PLAN

G-004



01 **THIRD FLOOR CONSTRUCTION PLAN**
SCALE: 3/32" = 1'-0"

LIFE SAFETY PLAN LEGEND



KEYED NOTES - LIFE SAFETY

1. 2-HOUR RATED MECHANICAL SHAFT ABOVE WITH 2-HOUR RATED BOTTOM.
2. 2-HOUR SEPARATION BETWEEN RESIDENTIAL OCCUPANCY AND M/B OCCUPANCY.
3. 2-HOUR RATED MECHANICAL SHAFT WITH DAMPERS AT ALL DUCT PENETRATIONS.
4. WALL RATED DUE TO STRUTURAL BEARING AND NOT AREA SEPARATION. DOORS WITHIN THIS WALL ARE NOT REQUIRED TO BE FIRE RATING.
5. 2-HOUR STAIR ENCLOSURE EXTENDING TO TRUSS BEARING ELEVATION WITH 2 HOUR RATED LID.
6. 2-HOUR RATED ELEVATOR SHAFT.
7. 2-HOUR FIRE SEPARATION WALL PER IBC 2006 TABLE 705.4 DESIGN NO: UL U373
8. STRUCTURAL STEEL COLUMNS AND BEAMS SUPPORTING THE SECOND FLOOR TO HAVE 1-HOUR SPRAY FIREPROOFING.

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NOT FOR CONSTRUCTION

PROJECT NUMBER:	2025002
DRAWN: .	CHECKED: .
100% CD SET	01/16/2026

REVISIONS

#	DESCRIPTION	DATE

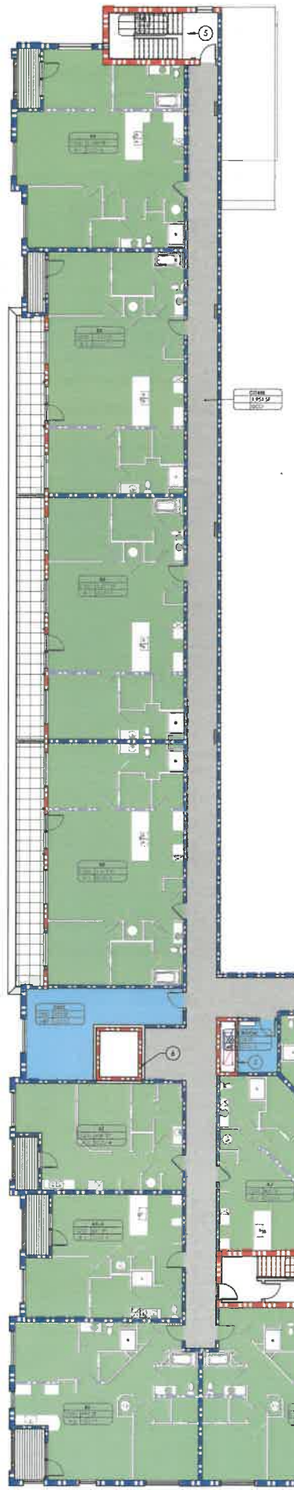
TRG Development

THE YARD AT DEPOT - NORTH BUILDING

South Pennsylvania St.
Greenfield, IN 46140

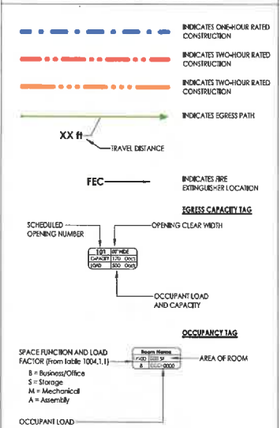
THIRD FLOOR LIFE SAFETY PLAN

G-005



02 **FOURTH FLOOR CONSTRUCTION PLAN**
SCALE: 3/32" = 1'-0"

LIFE SAFETY PLAN LEGEND



KEYED NOTES - LIFE SAFETY

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6. 2-HOUR RATED ELEVATOR SHAFT.
7. 2-HOUR FIRE SEPARATION WALL PER IBC 2006 TABLE 705.4
   DESIGN NO: UL U373
8. STRUCTURAL STEEL COLUMNS AND BEAMS SUPPORTING THE SECOND FLOOR TO HAVE 1-HOUR SPRAY FIREPROOFING.

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100% CD SET	01/16/2026

REVISIONS

#	DESCRIPTION	DATE

TRG Development

THE YARD AT DEPOT - NORTH BUILDING

South Pennsylvania St.
Greenfield, IN 46140

FOURTH FLOOR LIFE SAFETY PLAN

G-006

ST1 - CAST STONE

COLOR: LIGHT BUFF
SIZE: 2" (W) X 1' (H)

B1 - BRICK - TYPE 1

COLOR: BELDEN SEA GRAY
TEXTURE: SMOOTH
SIZE: QUEEN BRICK

B2 - BRICK - TYPE 2

COLOR: BELDEN SEA GRAY
TEXTURE: VELOUR
SIZE: QUEEN BRICK

P1 - CEMENT BOARD - PAINTED - TYPE 1

COLOR: SW 7008 - ALABASTER

P2 - CEMENT BOARD - PAINTED - TYPE 2

COLOR: SW 7675 SEALSKIN

PT1 - PRE-FINISHED METAL COPING AND METAL ACCESSORIES

COLOR: MORIN - BLUE GRAY

South Elevation - 3/64" = 1'-0"

West Elevation - 3/64" = 1'-0"

THE RIDGE GROUP

EXTERIOR ELEVATIONS - NORTH BUILDING

STUDIO AXIS

JANUARY 13, 2026

ST1 - CAST STONE

COLOR: LIGHT BUFF
SIZE: 2" (W) X 1' (H)

B1 - BRICK - TYPE 1

COLOR: BELDEN SEA GRAY
TEXTURE: SMOOTH
SIZE: QUEEN BRICK

B2 - BRICK - TYPE 2

COLOR: BELDEN SEA GRAY
TEXTURE: VELOUR
SIZE: QUEEN BRICK

P1 - CEMENT BOARD - PAINTED - TYPE 1

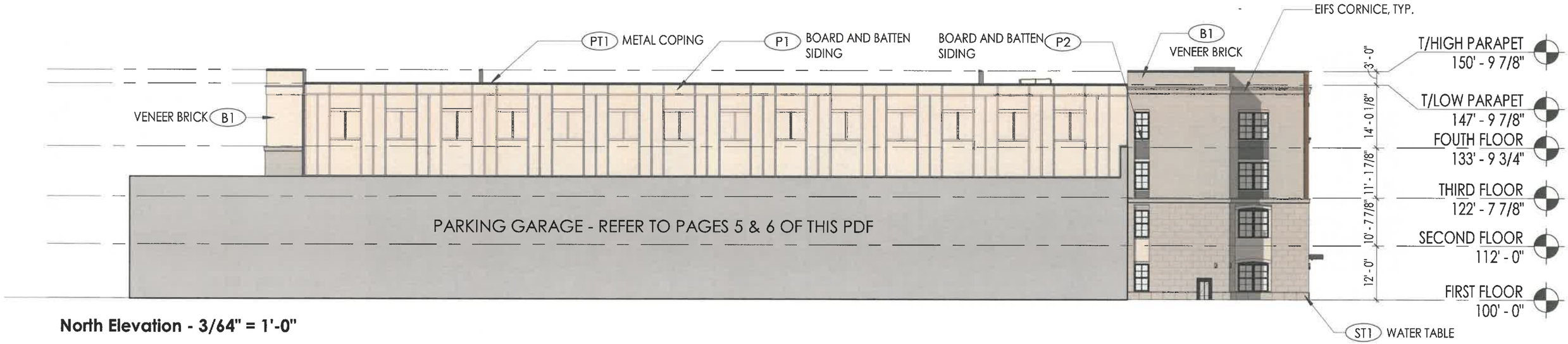
COLOR: SW 7008 - ALABASTER

P2 - CEMENT BOARD - PAINTED - TYPE 2

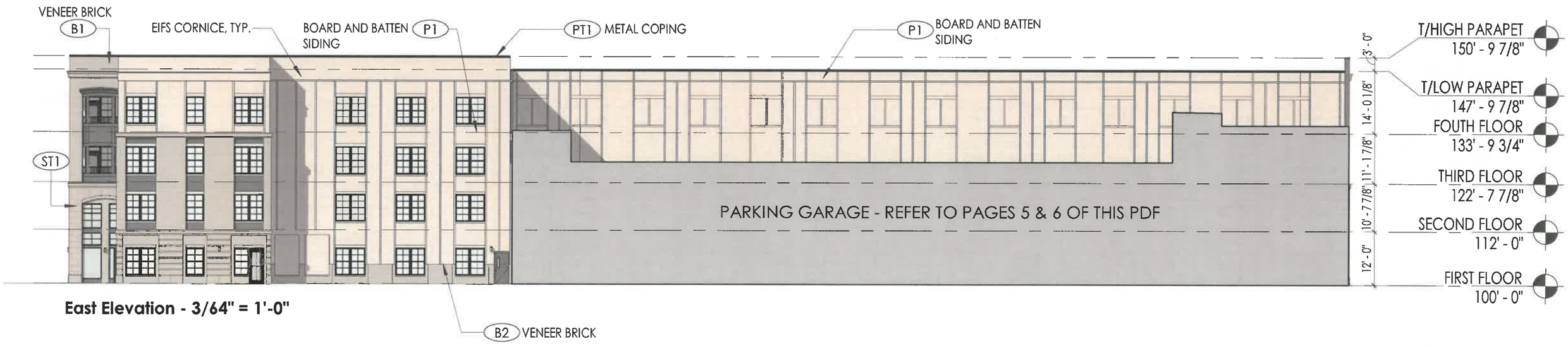
COLOR: SW 7675 SEALSKIN

PT1 - PRE-FINISHED METAL COPING AND METAL ACCESSORIES

COLOR: MORIN - BLUE GRAY



North Elevation - 3/64" = 1'-0"



East Elevation - 3/64" = 1'-0"

THE RIDGE GROUP

EXTERIOR ELEVATIONS - NORTH BUILDING

STUDIO AXIS

JANUARY 13, 2026

LEVEL 1 PLAN (SOUTH BUILDING)
SCALE: N.T.S.

ASSEMBLY
BUSINESS
CIRCULATION
KITCHEN
MECHANICAL
MERCANTILE
RESIDENTIAL
STORAGE

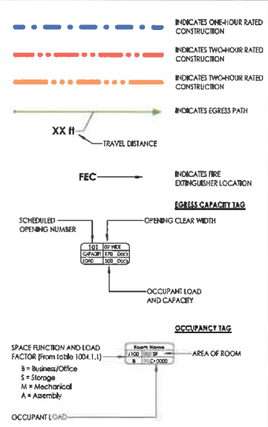
FIRST FLOOR AREAS

OCCUPANCY		AREA
BUSINESS	=	643 sf
STORAGE	=	3,435 sf
ASSEMBLY	=	1,482 sf
MEP	=	770 sf
RESIDENTIAL	=	
Total	=	13,677 sf

OCCUPANCY SCHEDULE

RM #	ROOM NAME	NET AREA	SPACE CLASSIFICATION	AREA/OCC	OCC LOAD	COMMENTS
Not Placed						
431	IT ROOM	Not Placed	MEP	300		
1		0 SF			0	
LEVEL 1						
100	VESTIBULE	75 SF				
101	LOBBY	283 SF	R-2	200	2	
101A	MAIL	145 SF				
101B	PACKAGE	90 SF	S	300	1	
102	LEASING	601 SF	B	100	7	
102A	OFFICE	120 SF	A-3	15	8	
102B	HVAC	19 SF				
102C	STORAGE	19 SF				
103	MEP	767 SF	MEP	300	3	
104	STORAGE	429 SF	S	300	3	
105	STORAGE	662 SF	S	300	3	
106	STORAGE	1,055 SF	S	300	4	
107	T1	691 SF	R-2	200	4	
108	T2	1,122 SF	R-2	200	6	
109	T3	729 SF	R-2	200	4	
110	FITNESS	981 SF	R-2	50	20	
110A	CLOSET	49 SF				
111	COMMUNITY	717 SF	A-3	15	48	
112	LEASE AREA	4,151 SF	M	15	277	
113	BIKER	385 SF	MEP	300	2	
114	S1	661 SF	R-2	200	4	
115	T1	719 SF	R-2	200	4	
116	T1	722 SF	R-2	200	4	
117	T1	693 SF	R-2	200	4	
118	UNIT T1	722 SF	R-2	200	4	
119	A5	704 SF	R-2	200	4	
120	A5	705 SF	R-2	200	4	
121	A5	703 SF	R-2	200	4	
122	A5	703 SF	R-2	200	4	
123	DUMPSTER ACCESS	324 SF	S	300	2	
124	S2	622 SF	R-2	200	4	
125	S2	622 SF	R-2	200	4	
126	A3	796 SF	R-2	200	4	
127	A3	782 SF	R-2	200	4	
128	MOVE-IN	466 SF	R-2	200	3	
129	CORRIDOR	1,485 SF		0		
131	IT ROOM	116 SF	MEP	300	1	
132	MEP ROOM	1,047 SF	S	300	4	

LIFE SAFETY PLAN LEGEND



KEYED NOTES - LIFE SAFETY

1. 2-HOUR RATED MECHANICAL SHAFT ABOVE WITH 2-HOUR RATED BOTTOM.
2. 2-HOUR SEPARATION BETWEEN RESIDENTIAL OCCUPANCY AND M/B OCCUPANCY
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6. 2-HOUR RATED ELEVATOR SHAFT.
7. 2-HOUR FIRE SEPARATION WALL PER IBC 2006 TABLE 705.4 DESIGN NO: UL U373
8. STRUCTURAL STEEL COLUMNS AND BEAMS SUPPORTING THE SECOND FLOOR TO HAVE 1-HOUR SPRAY FIREPROOFING.

01 **FIRST FLOOR LIFE SAFETY PLAN**
SCALE: 3/32" = 1'-0"

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NOT FOR CONSTRUCTION

PROJECT NUMBER:	2025002
DRAWN: .	CHECKED: .
100% CD SET	1/16/2026

REVISIONS

#	DESCRIPTION	DATE

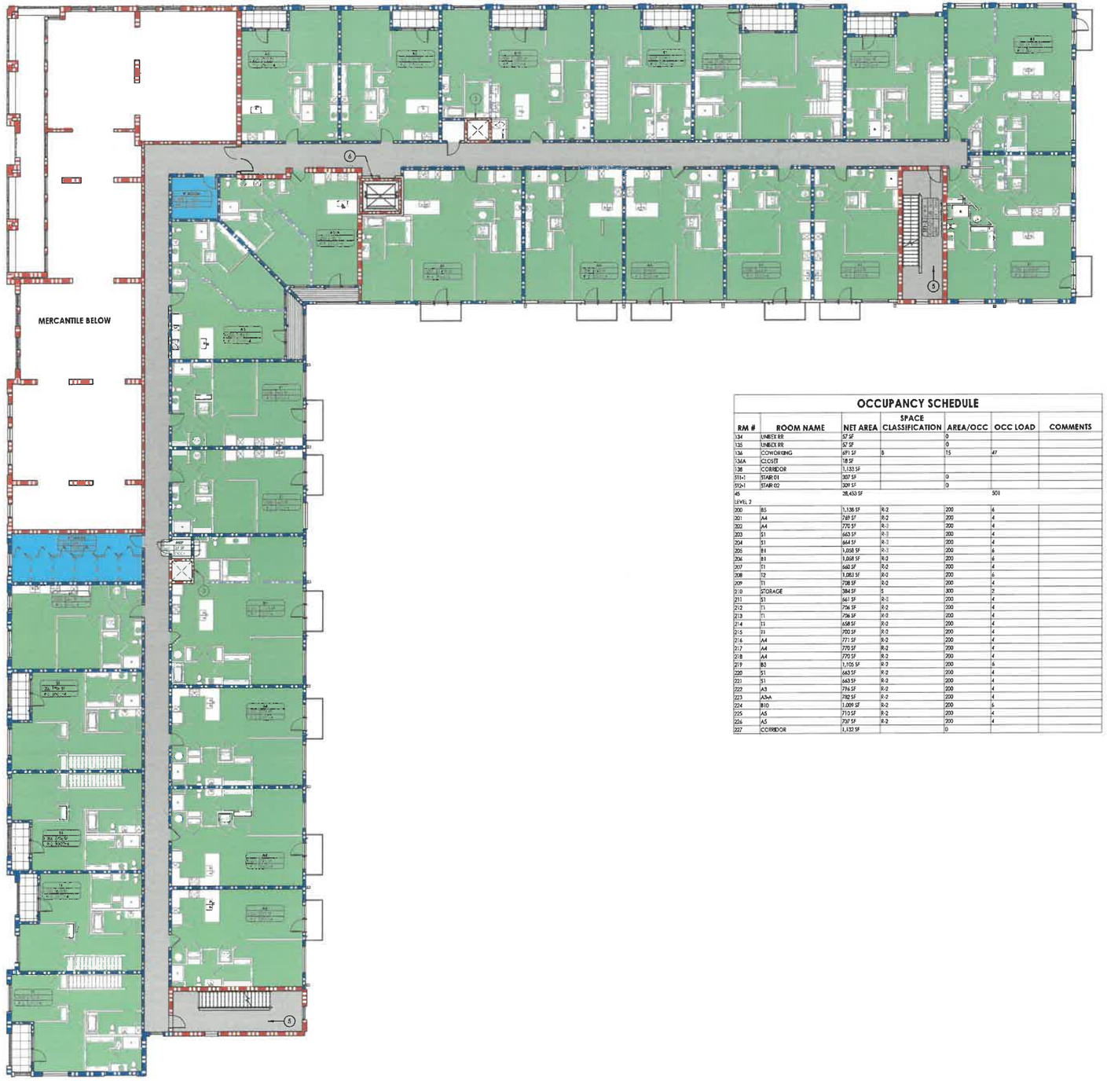
TRG Development

THE YARD AT DEPOT - SOUTH BUILDING

South Pennsylvania St.
Greenfield, IN 46140

FIRST FLOOR LIFE SAFETY PLAN

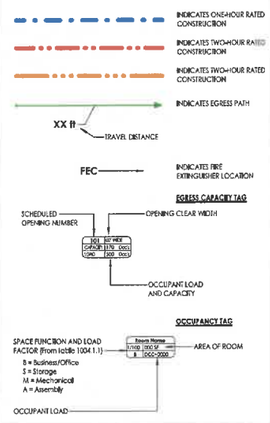
G-003



OCCUPANCY SCHEDULE

RM #	ROOM NAME	NET AREA	SPACE CLASSIFICATION	AREA/OCC	OCC LOAD	COMMENTS
134	UNISEX RR	57 SF		0		
135	UNISEX RR	57 SF		0		
136	COWORKING	691 SF	B	15	47	
136A	CLOSET	18 SF				
138	CORRIDOR	1,133 SF				
51+1	STAIR 01	307 SF		0		
52+1	STAIR 02	309 SF		0		
45		28,453 SF			501	
LEVEL 2						
200	B5	1,138 SF	R-2	200	6	
201	A4	769 SF	R-2	200	4	
202	A4	770 SF	R-2	200	4	
203	S1	663 SF	R-2	200	4	
204	S1	664 SF	R-2	200	4	
205	B1	1,058 SF	R-2	200	6	
206	B1	1,058 SF	R-2	200	6	
207	T1	660 SF	R-2	200	4	
208	T2	1,083 SF	R-2	200	6	
209	T1	708 SF	R-2	200	4	
210	STORAGE	384 SF	S	300	2	
211	S1	661 SF	R-2	200	4	
212	T1	706 SF	R-2	200	4	
213	T1	706 SF	R-2	200	4	
214	T1	658 SF	R-2	200	4	
215	T1	700 SF	R-2	200	4	
216	A4	771 SF	R-2	200	4	
217	A4	770 SF	R-2	200	4	
218	A4	770 SF	R-2	200	4	
219	B3	1,105 SF	R-2	200	6	
220	S1	663 SF	R-2	200	4	
221	S1	663 SF	R-2	200	4	
222	A3	776 SF	R-2	200	4	
223	A3A	782 SF	R-2	200	4	
224	B10	1,009 SF	R-2	200	6	
225	A5	710 SF	R-2	200	4	
226	A5	707 SF	R-2	200	4	
227	CORRIDOR	1,132 SF		0		

LIFE SAFETY PLAN LEGEND



KEYED NOTES - LIFE SAFETY

1. 2-HOUR RATED MECHANICAL SHAFT ABOVE WITH 2-HOUR RATED BOTTOM.
2. 2-HOUR SEPARATION BETWEEN RESIDENTIAL OCCUPANCY AND M/B OCCUPANCY.
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5. 2-HOUR STAIR ENCLOSURE EXTENDING TO TRUSS BEARING ELEVATION WITH 2-HOUR RATED LID.
6. 2-HOUR RATED ELEVATOR SHAFT.
7. 2-HOUR FIRE SEPARATION WALL PER IBC 2006 TABLE 705.4 DESIGN NO. UL U375
8. STRUCTURAL STEEL COLUMNS AND BEAMS SUPPORTING EVE SECOND FLOOR TO HAVE 1-HOUR SPRAY FIREPROOFING.

01 SECOND FLOOR LIFE SAFETY PLAN
SCALE: 3/32" = 1'-0"

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NOT FOR CONSTRUCTION

PROJECT NUMBER:	2025002
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REVISIONS

#	DESCRIPTION	DATE

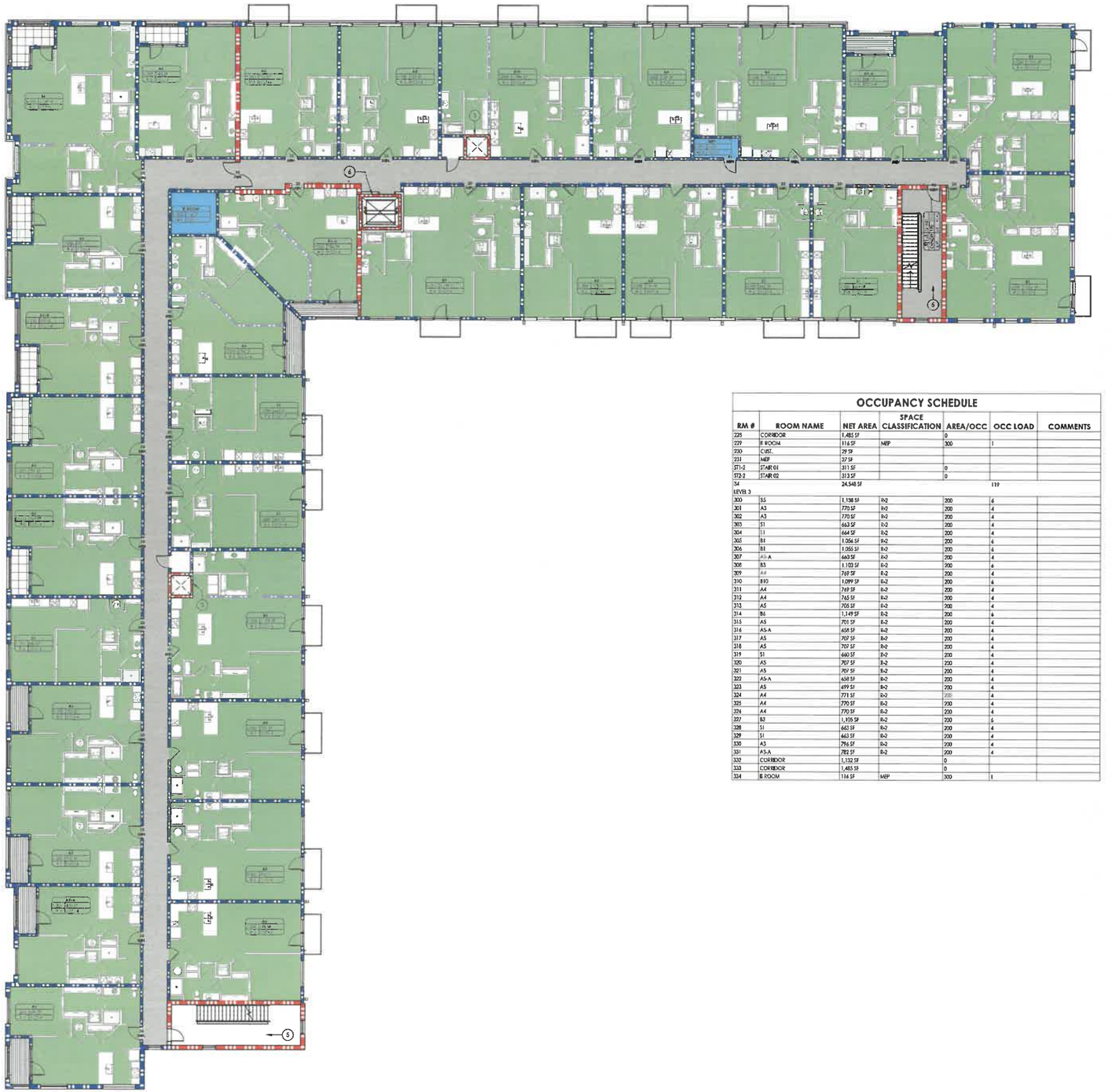
TRG Development

THE YARD AT DEPOT - SOUTH BUILDING

South Pennsylvania St.
Greenfield, IN 46140

SECOND FLOOR LIFE SAFETY PLAN

G-004



OCCUPANCY SCHEDULE

RM #	ROOM NAME	NET AREA	SPACE CLASSIFICATION	AREA/OCC	OCC LOAD	COMMENTS
225	CORRIDOR	1,485 SF		0		
229	E ROOM	116 SF	MEP	300	1	
230	CUST.	29 SF				
231	MEP	27 SF				
ST1-2	STAIR 01	311 SF		0		
ST2-2	STAIR 02	313 SF		0		
34		24,548 SF			119	
LEVEL 3						
300	S5	1,138 SF	R-2	200	6	
301	A3	770 SF	R-2	200	4	
302	A3	770 SF	R-2	200	4	
303	S1	663 SF	R-2	200	4	
304	S1	664 SF	R-2	200	4	
305	B1	1,056 SF	R-2	200	6	
306	B1	1,055 SF	R-2	200	6	
307	A5-A	660 SF	R-2	200	4	
308	B3	1,103 SF	R-2	200	6	
309	A#	769 SF	R-2	200	4	
310	B10	1,099 SF	R-2	200	6	
311	A4	769 SF	R-2	200	4	
312	A4	765 SF	R-2	200	4	
313	A5	705 SF	R-2	200	4	
314	B6	1,149 SF	R-2	200	6	
315	A5	701 SF	R-2	200	4	
316	A5-A	658 SF	R-2	200	4	
317	A5	707 SF	R-2	200	4	
318	A5	707 SF	R-2	200	4	
319	S1	660 SF	R-2	200	4	
320	A5	707 SF	R-2	200	4	
321	A5	707 SF	R-2	200	4	
322	A5-A	658 SF	R-2	200	4	
323	A5	699 SF	R-2	200	4	
324	A4	771 SF	R-2	200	4	
325	A4	770 SF	R-2	200	4	
326	A4	770 SF	R-2	200	4	
327	B3	1,105 SF	R-2	200	6	
328	S1	663 SF	R-2	200	4	
329	S1	663 SF	R-2	200	4	
330	A5	796 SF	R-2	200	4	
331	A5-A	782 SF	R-2	200	4	
332	CORRIDOR	1,132 SF		0		
333	CORRIDOR	1,485 SF		0		
334	E ROOM	116 SF	MEP	300	1	

LIFE SAFETY PLAN LEGEND

INDICATES ONE-HOUR RATED CONSTRUCTION

INDICATES TWO-HOUR RATED CONSTRUCTION

INDICATES TWO-HOUR RATED CONSTRUCTION

INDICATES EGRESS PATH

XX ft — TRAVEL DISTANCE

FEC — INDICATES FIRE EXTINGUISHER LOCATION

EGRESS CAPACITY TAG

SCHEDULED OPENING NUMBER — OPENING CLEAR WIDTH

OCCUPANT LOAD AND CAPACITY

OCCUPANCY TAG

SPACE FUNCTION AND LOAD FACTOR (From table 1004.1.1)
B = Business/Office
S = Storage
M = Mechanical
A = Assembly

AREA OF ROOM

OCCUPANT LOAD

KEYED NOTES - LIFE SAFETY

1. 2-HOUR RATED MECHANICAL SHAFT ABOVE WITH 2-HOUR RATED BOTTOM.
2. 2-HOUR SEPARATION BETWEEN RESIDENTIAL OCCUPANCY AND M/B OCCUPANCY
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8. STRUCTURAL STEEL COLUMNS AND BEAMS SUPPORTING THE SECOND FLOOR TO HAVE 1-HOUR SPRAY FIREPROOFING.

01 THIRD FLOOR LIFE SAFETY PLAN
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TRG Development

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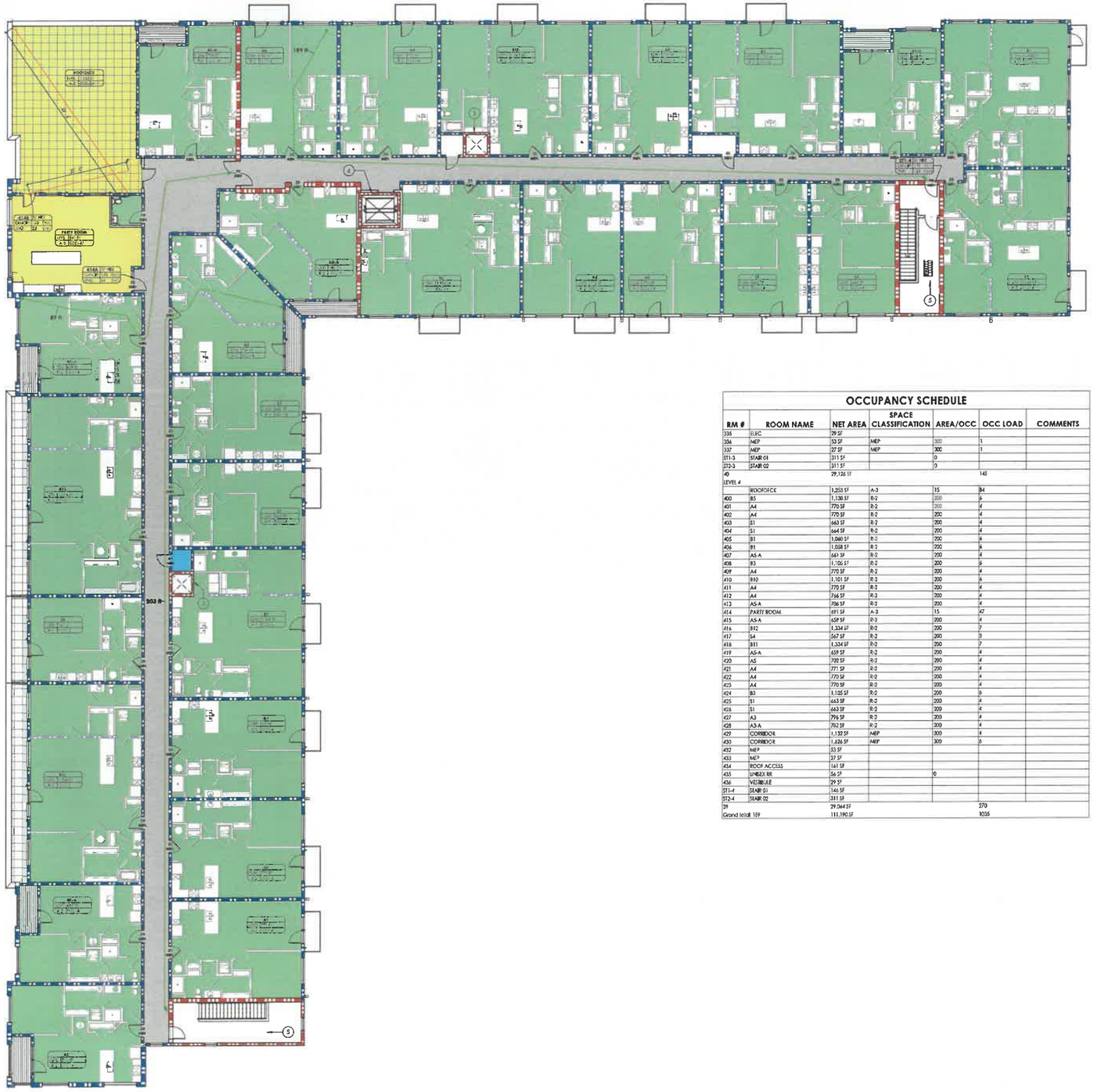
THIRD FLOOR LIFE SAFETY PLAN

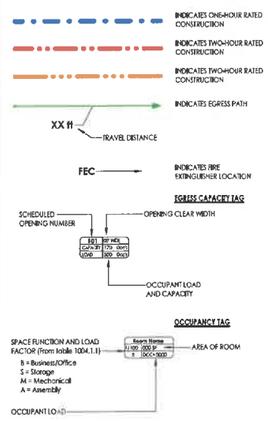
G-005



OCCUPANCY SCHEDULE

RM #	ROOM NAME	NET AREA	SPACE CLASSIFICATION	AREA/OCC	OCC LOAD	COMMENTS
335	ELEC	29 SF				
336	MEP	53 SF	MEP	300	1	
337	MEP	27 SF	MEP	300	1	
311-3	STAIR 01	311 SF		0		
312-3	STAIR 02	311 SF		0		
49		29,126 SF			145	
LEVEL 4						
	ROOFDECK	1,253 SF	A-3	15	84	
400	B5	1,138 SF	R-2	200	6	
401	A4	770 SF	R-2	200	4	
402	A4	770 SF	R-2	200	4	
403	S1	663 SF	R-2	200	4	
404	S1	664 SF	R-2	200	4	
405	B1	1,060 SF	R-2	200	6	
406	B1	1,058 SF	R-2	200	6	
407	AS-A	661 SF	R-2	200	4	
408	B3	1,106 SF	R-2	200	6	
409	A4	770 SF	R-2	200	4	
410	B10	1,101 SF	R-2	200	6	
411	A4	770 SF	R-2	200	4	
412	A4	766 SF	R-2	200	4	
413	AS-A	706 SF	R-2	200	4	
414	PARTY ROOM	691 SF	A-3	15	47	
415	AS-A	658 SF	R-2	200	4	
416	B12	1,334 SF	R-2	200	7	
417	S4	567 SF	R-2	200	3	
418	B11	1,334 SF	R-2	200	7	
419	AS-A	659 SF	R-2	200	4	
420	A5	700 SF	R-2	200	4	
421	A4	771 SF	R-2	200	4	
422	A4	770 SF	R-2	200	4	
423	A4	770 SF	R-2	200	4	
424	B3	1,105 SF	R-2	200	6	
425	S1	663 SF	R-2	200	4	
426	S1	663 SF	R-2	200	4	
427	A3	796 SF	R-2	200	4	
428	A3-A	782 SF	R-2	200	4	
429	CORRIDOR	1,132 SF	MEP	300	4	
430	CORRIDOR	1,626 SF	MEP	300	6	
432	MEP	53 SF				
433	MEP	27 SF				
434	ROOF ACCESS	161 SF				
435	UNISEX BR	56 SF		10		
436	VESTIBULE	29 SF				
311-4	STAIR 01	146 SF				
312-4	STAIR 02	331 SF				
29		29,064 SF			270	
Grand total: 159		111,190 SF			1035	

LIFE SAFETY PLAN LEGEND



KEYED NOTES - LIFE SAFETY

1. 2HOUR RATED MECHANICAL SHAFT ABOVE WITH 2HOUR RATED BOTTOM.
2. 2HOUR SEPARATION BETWEEN RESIDENTIAL OCCUPANCY AND M/B OCCUPANCY
3. 2HOUR RATED MECHANICAL SHAFT WITH DAMPERS AT ALL DUCT PENETRATIONS.
4. WALL RATED DUE TO STRUTURAL BEARING AND NOT AREA SEPARATION. DOORS WITHIN THIS WALL ARE NOT REQUIRED TO BE FIRE RATING.
5. 2HOUR STAIR ENCLOSURE EXTENDING TO TRUSS BEARING ELEVATION WITH 2 HOUR RATED LID.
6. 2HOUR RATED ELEVATOR SHAFT.
7. 2HOUR FIRE SEPARATION WALL PER IBC 2006 TABLE 705.4 DESIGN NO: UL U373
8. STRUCTURAL STEEL COLUMNS AND BEAMS SUPPORTING THE SECOND FLOOR TO HAVE 1-HOUR SPRAY FIREPROOFING.

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NOT FOR CONSTRUCTION

PROJECT NUMBER:	2025022
DRAWN:	CHECKED:
100% CD SET	1/16/2026

REVISIONS

#	DESCRIPTION	DATE

TRG Development

THE YARD AT DEPOT - SOUTH BUILDING

South Pennsylvania St.
Greenfield, IN 46140

FOURTH FLOOR LIFE SAFETY PLAN

G-006

01 FOURTH FLOOR LIFE SAFETY PLAN
SCALE: 3/32" = 1'-0"

ST1 - CAST STONE

COLOR: LIGHT BUFF
SIZE: 2" (W) X 1' (H)

B1 - BRICK - TYPE 1

COLOR: BELDEN SEA GRAY
TEXTURE: SMOOTH
SIZE: QUEEN BRICK

B2 - BRICK - TYPE 2

COLOR: BELDEN SEA GRAY
TEXTURE: VELOUR
SIZE: QUEEN BRICK

P1 - CEMENT BOARD - PAINTED - TYPE 1

COLOR: SW 7008 - ALABASTER

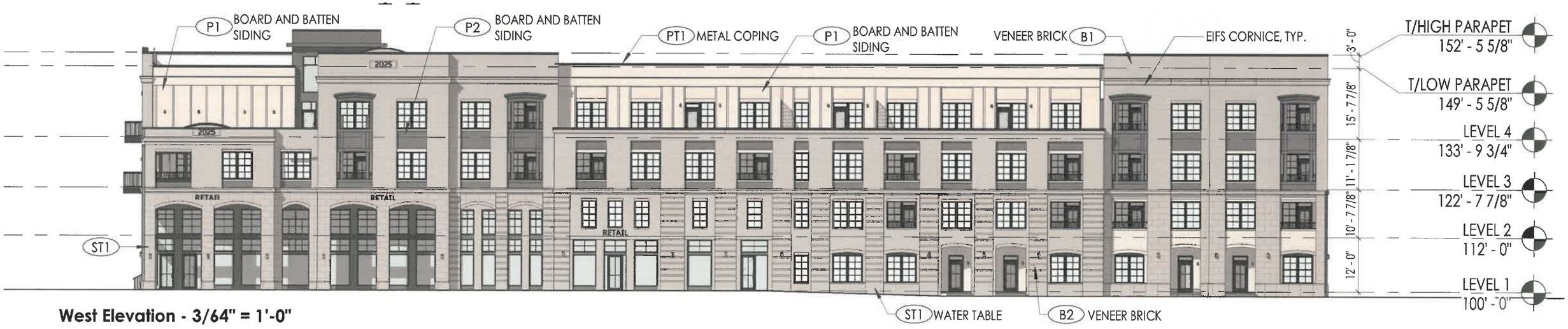
P2 - CEMENT BOARD - PAINTED - TYPE 2

COLOR: SW 7675 SEALSKIN

PT1 - PRE-FINISHED METAL COPING AND METAL ACCESSORIES

COLOR: MORIN - BLUE GRAY

South Elevation - 3/64" = 1'-0"



West Elevation - 3/64" = 1'-0"

THE RIDGE GROUP

EXTERIOR ELEVATIONS - SOUTH BUILDING

STUDIO AXIS

JANUARY 13, 2026

ST1 - CAST STONE

COLOR: LIGHT BUFF
SIZE: 2" (W) X 1' (H)

B1 - BRICK - TYPE 1

COLOR: BELDEN SEA GRAY
TEXTURE: SMOOTH
SIZE: QUEEN BRICK

B2 - BRICK - TYPE 2

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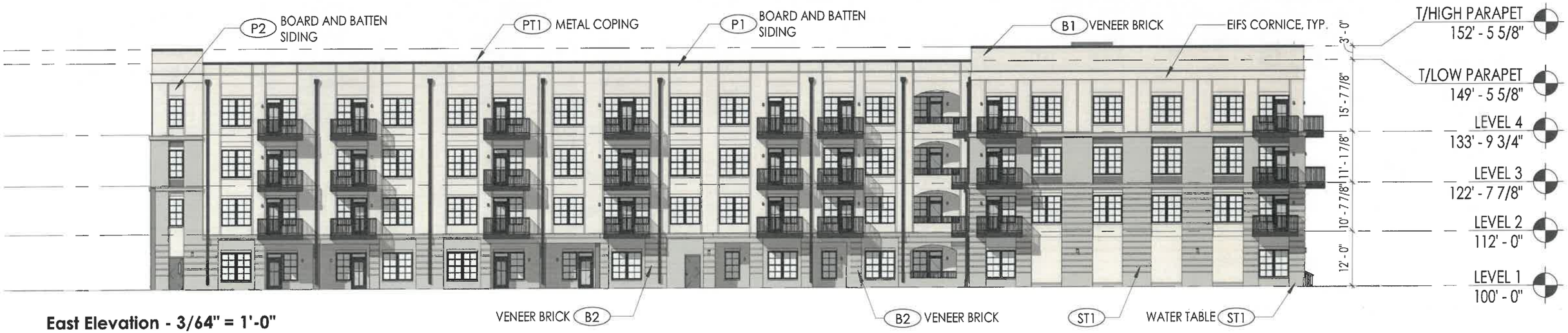
PT1 - PRE-FINISHED METAL COPING AND METAL ACCESSORIES

COLOR: MORIN - BLUE GRAY

North Elevation - 3/64" = 1'-0"



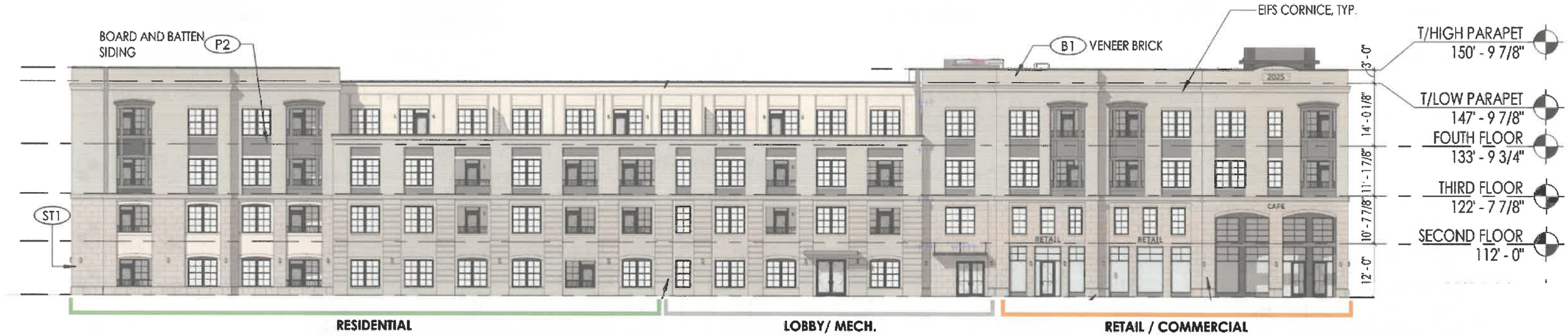
East Elevation - 3/64" = 1'-0"

THE RIDGE GROUP

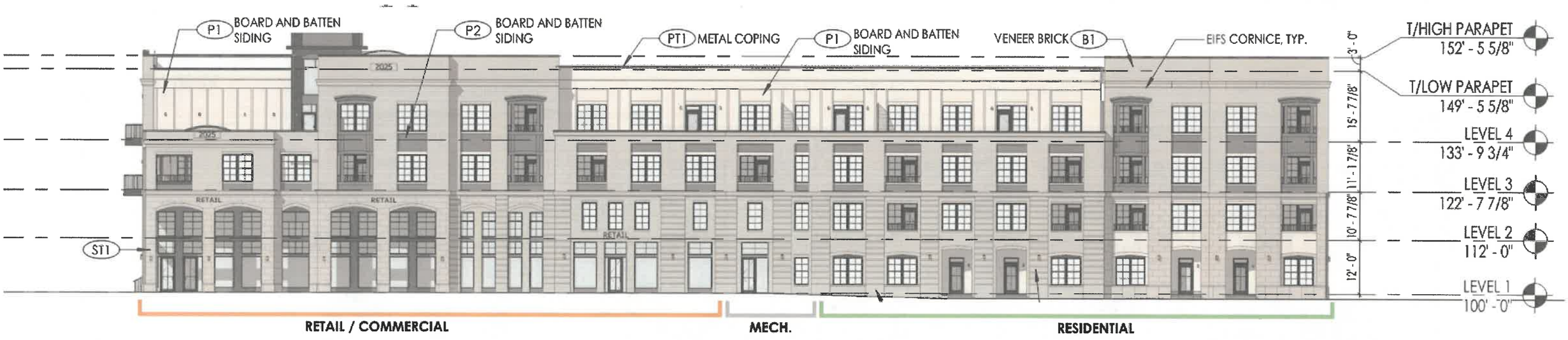
EXTERIOR ELEVATIONS - SOUTH BUILDING

STUDIO AXIS

JANUARY 13, 2026



WEST ELEVATION (NORTH BUILDING)
SCALE: N.T.S.



WEST ELEVATION (SOUTH BUILDING)
SCALE: N.T.S.

THE RIDGE GROUP

OCCUPANCY USE DIAGRAM

STUDIO AXIS

JANUARY 13, 2026

UNIT MATRIX

UNIT NAME	TYPE	1ST FLOOR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL	%	UNIT NET	UNIT GROSS
S1	STUDIO	3	5	5	4	17		652 SF	-
S2	STUDIO	2	3	4	1	10		613 SF	-
S3	STUDIO	-	-	-	1	1		562 SF	-
S4	STUDIO	-	1	1	1	3		562 SF	-
A1	1 BED	1	1	1	-	3		737 SF	-
A1-A	1 BED	1	1	1	-	3			
A2	1 BED	-	1	1	1	3		807 SF	-
A3	1 BED	1	5	5	5	16		784 SF	-
A3-A	1 BED	1	1	1	1	4		769 SF	-
A4	1 BED	-	5	8	8	21		763 SF	-
A5	1 BED	4	2	7	2	15		695 SF	
A5-A	1 BED	-	-	4	4	8		645 SF	
B1	2 BED	-	3	3	3	9		1048 SF	
B2	2 BED	-	-	2	2	4		983 SF	
B3	2 BED	-	2	3	3	8		1148 SF	
B4	2 BED	1	1	1	1	4		1083 SF	
B5	2 BED	-	1	1	1	3		1151 SF	
B6	2 BED	-	-	1	-	1		1125 SF	
B7	2 BED	-	1	1	-	2		1040 SF	
B8	2 BED	-	-	-	3	3		1202 SF	
B9	2 BED	-	1	1	1	3		1154 SF	
B10	2 BED	-	-	-	2	2		1320 SF	
T1	TOWNHOUSE	4	-	-	-	4		1392 SF	
T1-A	TOWNHOUSE	2	-	-	-	2		2210 SF	
T2	TOWNHOUSE	1	-	-	-	1		2210 SF	
TOTAL STUDIO UNITS		5	9	10	7	31	20.7%		
TOTAL 1 BED UNITS		8	16	28	21	73	48.7%		
TOTAL 2 BED UNITS		1	9	13	16	39	26%		
TOTAL TOWNHOUSE 1		4	-	-	-	4	2.7%		
TOTAL TOWNHOUSE 1-A		2	-	-	-	2	1.3%		
TOTAL TOWNHOUSE 2		1	-	-	-	1	0.6%		
TOTALS		20	31	52	45	150	100%		

TOTAL UNITS NORTH BUILDING : 55 UNITS
TOTAL UNITS SOUTH BUILDING: 95 UNITS