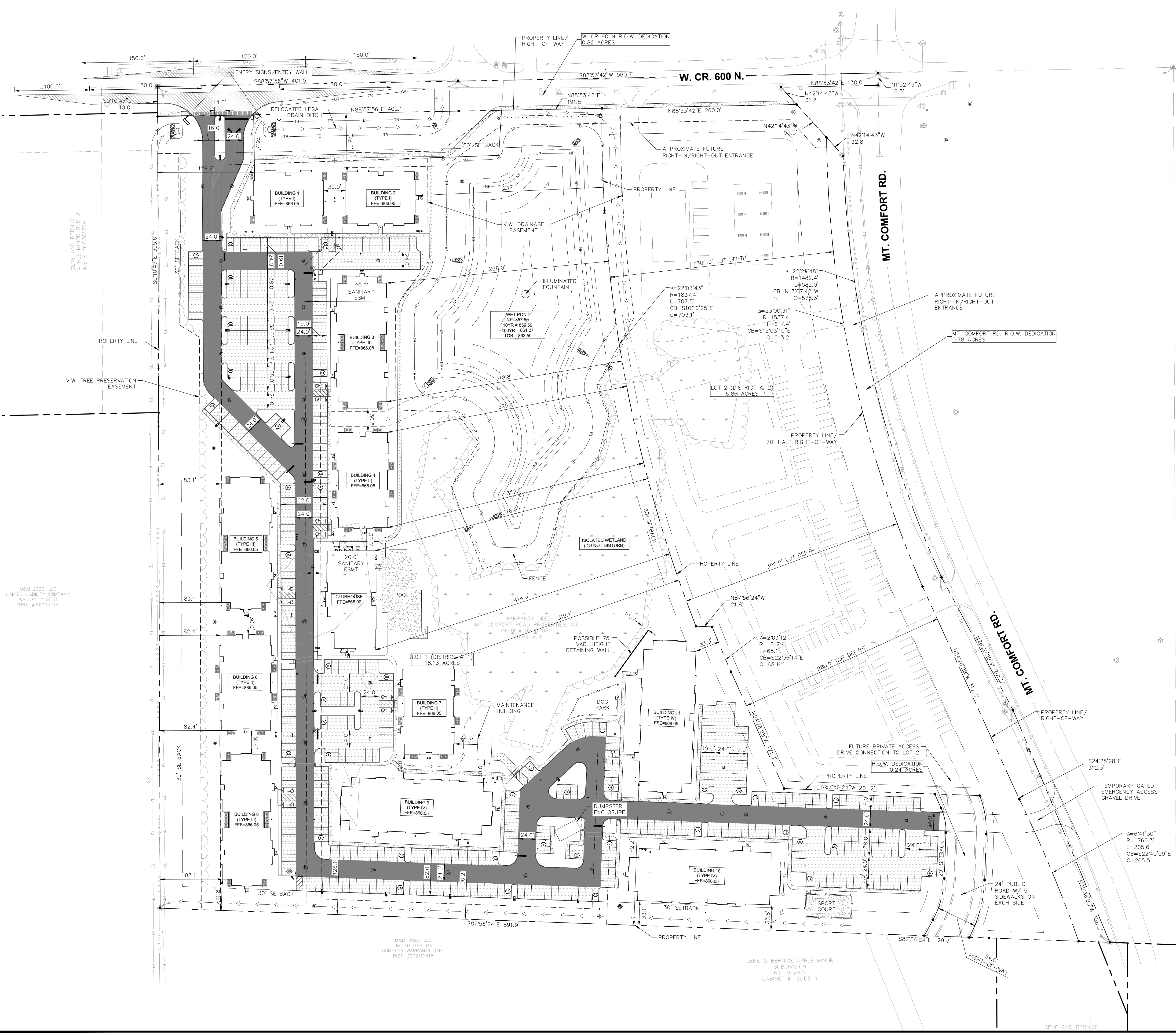


Drawing name: K:\IND_LEV\170329001_Cityscape_SNC-Mt Comfort-Roadwood-McCordsville, IN\2-Design\CADD\PlanSheets\C3-OVERALL SITE PLAN.dwg Date: 4/10/2023 4:37pm by: calchance
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Indiana Utilities Protection Service

Call 811
before you dig

NORTH

GRAPHIC SCALE IN FEET
0 30' 60' 120'

PAVING LEGEND	
	STANDARD DUTY ASPHALT PAVING SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVING SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVING SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVING SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	GRAVEL SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION

SITE SUMMARY	
SITE ZONING	PUD
PARCEL ACREAGE	26.83 AC ±
LOT 1 (A-1)	18.13 AC
LOT 2 (A-2)	8.86 AC
TOTAL R.O.W. DEDICATION	1.84 AC
MAX BUILDING HEIGHT	56' FT
MIN BUILDING HEIGHT	24' FT
BUILDING HEIGHT:	
TYPE I	32'-9"
TYPE II	32'-1"
TYPE III	31'-11"
TYPE IV	51'-6"
CLUBHOUSE	27'-6"
UNITS:	
TYPE I	16
TYPE II	48
TYPE III	48
TYPE IV	144
TOTAL UNITS	256
PARKING SPACES REQUIRED (1.75/UNIT)	448 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	9 SPACES
PARKING SPACES (STANDARD) PROVIDED	439 SPACES
PARKING SPACES (STANDARD) FOR CLUBHOUSE/EMPLOYEE PROVIDED	10 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	12 SPACES
TOTAL PARKING SPACES PROVIDED	461 SPACES
OPEN SPACE REQUIRED	40%
OPEN SPACE PROVIDED	50%

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
	CABLE PEDESTAL
	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
	TOE OF SLOPE
	TOP OF BANK
	UNDERGROUND FIBER OPTIC
	OVERHEAD ELECTRICAL
	UNDERGROUND GAS
	UNDERGROUND TELEPHONE

BENCHMARKS	
SITE BENCHMARKS: THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY NATIONAL GEODETIC SURVEY (NGS) UTILIZING THEIR ONLINE POSITIONING USER SERVICE (PUS) SOFTWARE. THE COORDINATE VALUES SHOWN ARE IN THE INDIANA STATE PLANE COORDINATE SYSTEM (EAST ZONE) REFERENCE TO THE 1983 NORTH AMERICA DATUM UTILIZING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) ADJUSTMENT AS DETERMINED BY NGS (NAD 83 (CORS 96)(EPOCH 2002.0000) AND REPORTED ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). THIS ORTHOMETRIC ELEVATION WAS COMPUTED USING Geoid18.	
SBM #1 CP 100 - CAPPED REBAR SET ELEVATION=862.0	
SBM #2 CP 101 - MAG NAIL SET ELEVATION=865.8	
SBM #3 CP 102 - MAG NAIL SET ELEVATION=862.74	

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

AS NOTED

DESIGNED BY CDC

DRAWN BY: TNH

CHECKED BY: BAS

NO.

REVISIONS

DATE

BY

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BRYAN ALLEN'S
REGISTERED PROFESSIONAL ENGINEER
NOT APPROVED FOR CONSTRUCTION
By: *Bryan Allen*

CITYSCAPE
RESIDENTIAL

OVERALL SITE
PLAN

CITYSCAPE
BROADACRE
SNC MT. COMFORT RD & W. CR. 600 N.
MCCORDSVILLE, IN 46055

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