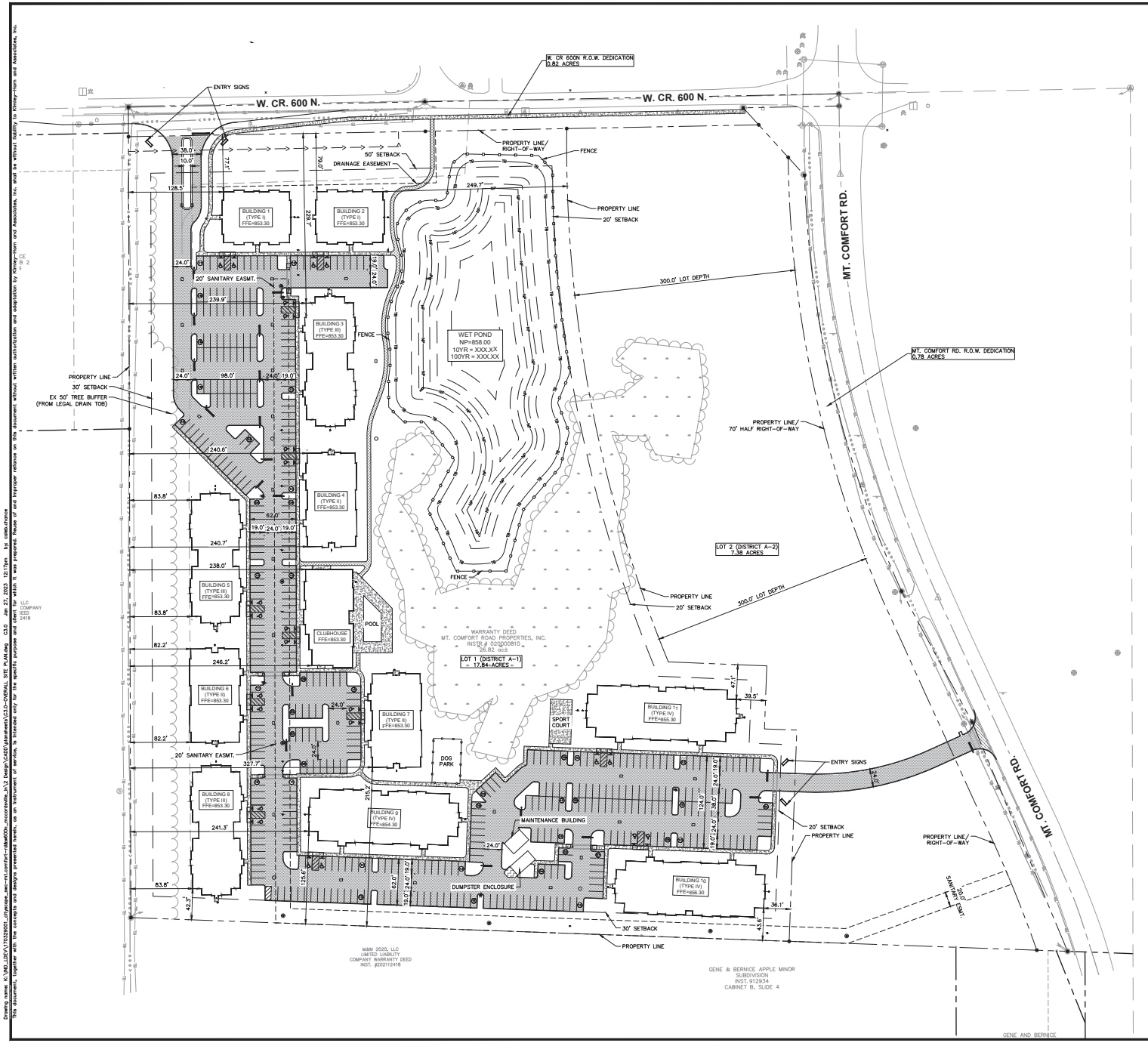

Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 30' 60' 120'

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
- GRAVEL — SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION

SITE SUMMARY

SITE ZONING	=	PUD	
PARCEL ACREAGE	=	26.04	AC.±
LOT 1 (A-1)	=	17.84	AC
LOT 2 (A-2)	=	7.38	AC
W. 600 N. R.O.W. DEDICATION	=	0.82	AC
MT. COMFORT RD. R.O.W. DEDICATION	=	0.78	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'-8"	
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	=	430	SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	24	SPACES
TOTAL PARKING SPACES PROVIDED	=	454	SPACES
OPEN SPACE REQUIRED	=	40%	
OPEN SPACE PROVIDED	=	50%	

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 MAKER	TRAFFIC MANHOLE	TREE / STUMP
SWALE	TS — TOE OF SLOPE	
FENCE LINE	TB — TOP OF BANK	
SS — SANITARY SEWER	FIB — UNDERGROUND FIBER OPTIC	
SD — STORM DRAIN	OHE — OVERHEAD ELECTRICAL	
W — WATER LINE	GAS — UNDERGROUND GAS	
TREE LINE	TEL — UNDERGROUND TELEPHONE	

BENCHMARKS

SITE BENCHMARKS:
ORIGINATING BENCHMARK:
THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON A POSITIONAL SOLUTION DERIVED FROM FROM GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS PROCESSED BY NATIONAL GEODETIC SURVEY (NGS) UTILIZING THEIR ONLINE POSITIONING USER SERVICE (OPUS) 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.)

No.	REVISIONS	DATE	BY

Kimley»Horn
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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: CDC
DRAWN BY: TNH
CHECKED BY: BAS

BRYAN ALLEN SIE
REGISTERED
PROFESSIONAL ENGINEER
INDIANA
NOT APPROVED FOR CONSTRUCTION

OVERALL SITE PLAN

CITYSCAPE BROADACRE

ORIGINAL ISSUE: 01/XX/2023
KHA PROJECT NO. 170329001
SHEET NUMBER
C3.0

Drawing name: K:\IND_LDEV\170329001_cityscape_east-mt.comfort-rd\civil\00_acad\plansheets\C3.0-OVERALL SITE PLAN.dwg C3.0 Jan 27, 2023 12:17pm by: caleb.chance
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