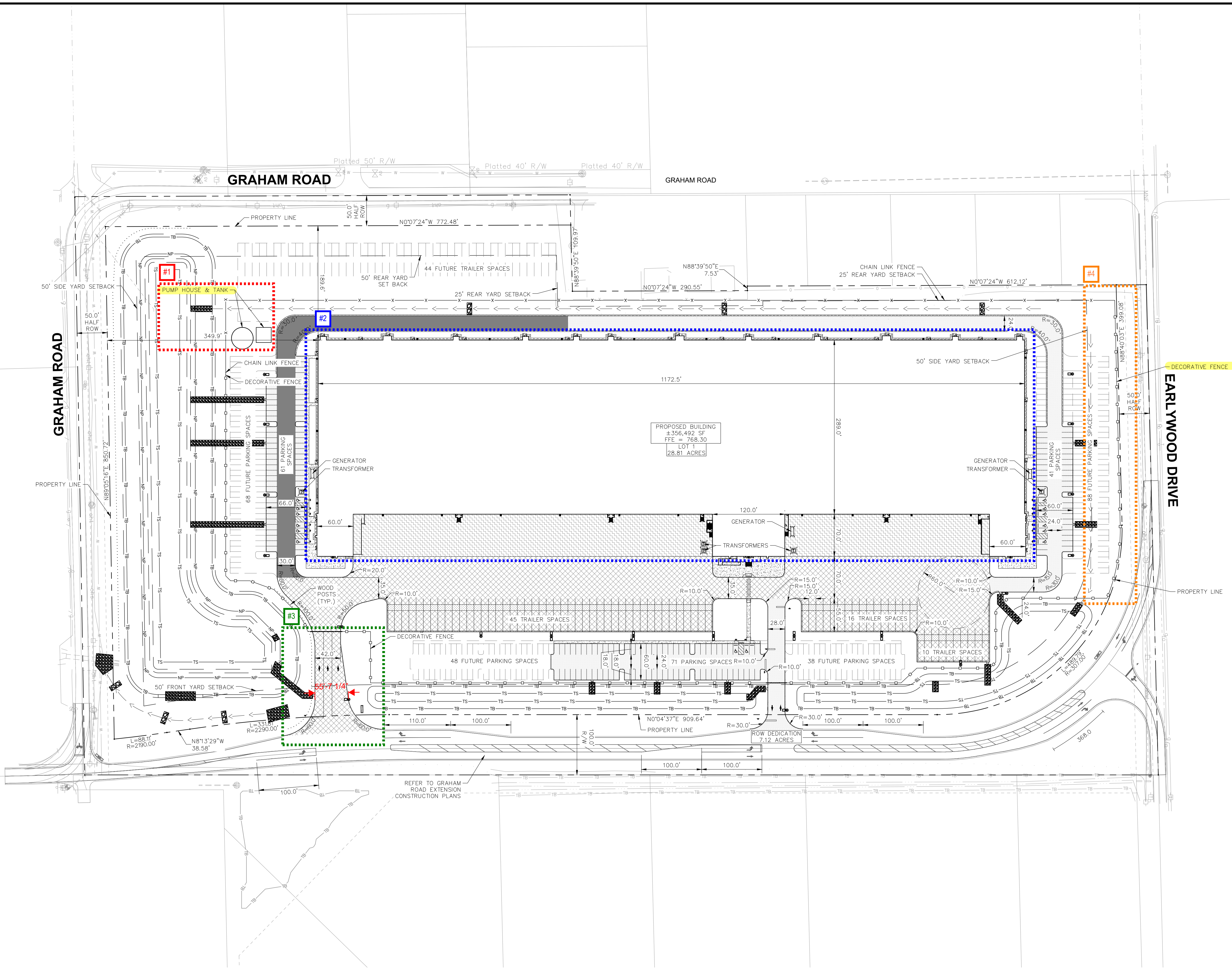


Drawing name: K:\IND\_LEV\170350000\_cold-summit-franklin\_in\2\_Design\CADD\plan\sheet\C3.0-OVERALL SITE PLAN.dwg C3.0 Nov 03, 2022 2:25pm by Kate Polack  
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Indiana Utilities Protection Service




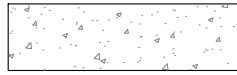
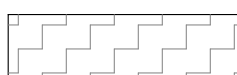
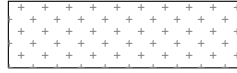
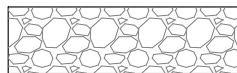
Call 811

before you dig

NORTH

GRAPHIC SCALE IN FEET

0 40' 80' 160'

PAVING LEGEND	
	<u>STANDARD DUTY ASPHALT PAVEMENT</u> SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	<u>HEAVY DUTY ASPHALT PAVEMENT</u> SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	<u>TOP CONCRETE</u> SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	<u>CONCRETE SIDEWALK</u> SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	
	
	<u>RIPRAP</u> SEE CONSTRUCTION DETAILS FOR RIPRAP SECTION

SITE SUMMARY	
SITE ZONING	== IBD
SITE ACREAGE	== ±35.93 AC
SITE ACREAGE (LESS R/W DEDICATIONS)	== ±29.16 AC
BUILDING AREA	== ±356,492 SF
BUILDING HEIGHT	== ±48'-0"
PARKING SPACES (STANDARD) PROVIDED	== 159 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	== 6 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	== 14 SPACES
TOTAL PARKING SPACES PROVIDED	== 173 SPACES
TRAILER SPACES PROVIDED	== 71 SPACES
FUTURE PARKING SPACES	== 242 SPACES
FUTURE TRAILER SPACES	== 56 SPACES

EXISTING LEGEND	
	PS PARKING SPACE
	H/C PARKING SPACE
	TRAFFIC SIGNAL POLE
	LIGHT POLE
	TREE
	MAILBOX
	MONITOR WELL
	UNDERGROUND FIBER OPTIC
	UNDERGROUND CABLE
	UNDERGROUND ELECTRIC
	DITCH FLOWLINE
	STORM DRAIN
	SEWER LINE
	GAS LINE
	WATER LINE

BENCHMARKS	
SITE BENCHMARKS: (LOCATIONS SHOWN ON SURVEY) BENCHMARK INFORMATION (NAVD 88 DATUM)	
BENCHMARK ELEVATIONS WERE ESTABLISHED FROM GPS OBSERVATIONS ON THE IDENTIFIED BASE STATION DESCRIBED WITHIN. AN NGS OPUS SOLUTION (FILE #02292171) WAS OBTAINED AND USED TO CONTROL THE PROJECT'S VERTICAL DATUM. THE ELEVATIONS WERE THEN TRANSFERRED TO THE SITE USING DIFFERENTIAL LEVELING.	
TBM #80 TOP OF CUT "X" SET ON EAST MOST BONNET BOLT ONT HE TOP FLANGE OF A FIRE HYDRANT LOCATED 10'± WEST OF CR 225 EAST AND OFFSITE IMPACT CHRISTIAN CHURCH. ELEV: 761.30'	
TBM #81 TOP OF MAG SPIKE SET 1' UP ON THE NORTH SIDE OF COMBINATION POLE LOCATED 5'± SOUTH OF CR 300 NORTH AT THE CENTERLINE OF SITE (POLE #817003). ELEV: 768.00'	
TBM #82 TOP OF MAG SPIKE SET 1' UP ON THE WEST SIDE OF WOOD FENCE POST LOCATED 5'± EAST OF CR 225 EAST AND DRIVEWAY ON CORNER. ELEV: 761.34'	

GENERAL PLAN NOTES

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

Kimley»Horn

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AS NOTED  
DESIGNED BY CDC  
DRAWN BY: KGP  
CHECKED BY: BAS

BRYAN ALLEN'S  
REGISTERED PROFESSIONAL ENGINEER  
NOT FOR CONSTRUCTION  
Bryan Allen

COLD SUMMIT DEVELOPMENT

OVERALL SITE  
PLAN

COLD SUMMIT  
FRANKLIN, IN  
SEC GRAHAM RD & EARLYWOOD DR

ORIGINAL ISSUE:  
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