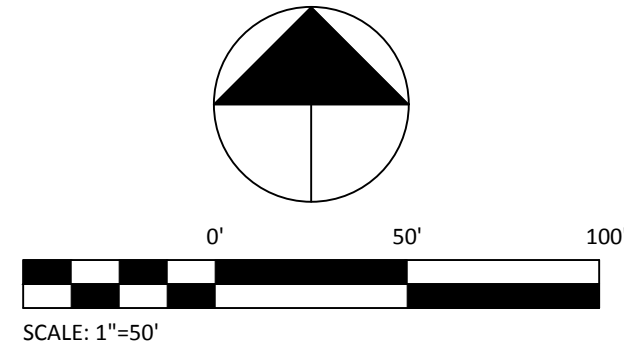


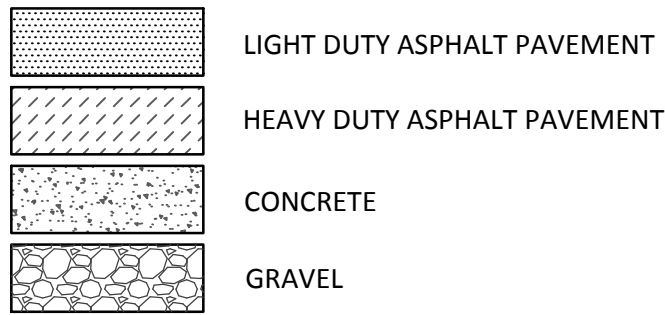
PARKING DETAIL



○ KEYNOTES

- A. 24" CONCRETE CURB AND GUTTER
- B. 6" CONCRETE CURB
- C. CONCRETE CURB TAPER
- D. COMBINED CONCRETE CURB AND SIDEWALK
- E. ADA ACCESSIBLE SIDEWALK RAMP
- F. FUTURE PARKING SPACE STRIPING - WHITE (STRIPING TO BE COMPLETED AS PART OF FUTURE PROJECT BUILD-OUT)
- G. FUTURE ADA PARKING SPACE AND SYMBOL STRIPING - BLUE (STRIPING TO BE COMPLETED AS PART OF FUTURE PROJECT BUILD-OUT)
- H. HEAVY DUTY CONCRETE PAVEMENT
- J. TRUCK DOCK RETAINING WALL
- K. 2' DEPRESSED CURB
- L. 6' CONCRETE SIDEWALK
- M. BICYCLE RACK (2 SPACES)

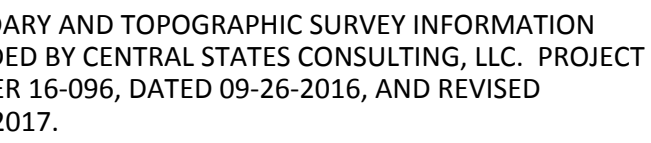
SITE LEGEND



- U.E. - UTILITY EASEMENT
B.S.L. - BUILDING SETBACK LINE
D.E. - DRAINAGE EASEMENT

SITE DATA

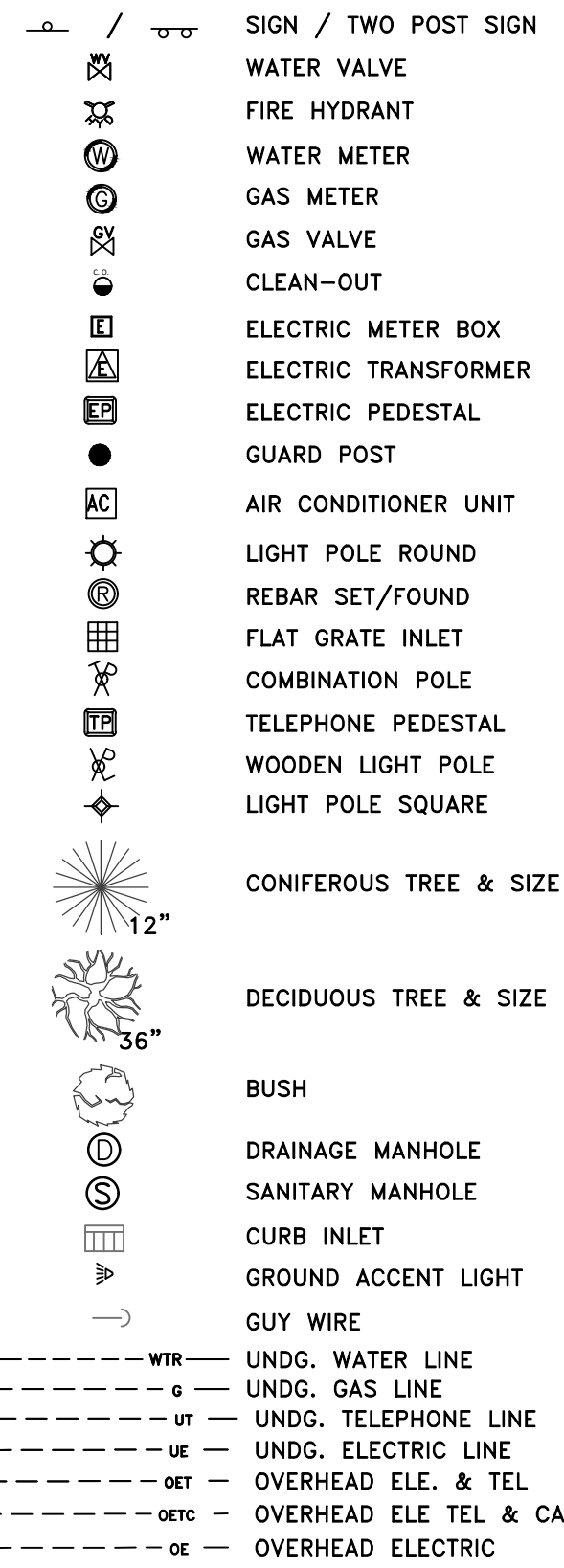
SITE ZONING:	LIGHT INDUSTRIAL
PROJECT AREA:	13.112 ACRES
BUILDING AREA:	50,400 SF



GENERAL NOTES

1. ANY DISCREPANCY IN THE PLANS SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR REVIEW. SHALL BE IMMEDIATELY REPORTED TO THE ENGINEER FOR REVIEW.
2. ALL WORK TO CONFORM TO STATE AND LOCAL REGULATIONS AS APPROPRIATE.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT (EQP) OR FACE OF CURB, UNLESS NOTED OTHERWISE.
4. ALL CURB RADIUS ARE 5' UNLESS NOTED OTHERWISE.
5. ALL DIMENSIONS ARE TO FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
6. ALL DIMENSIONS ARE PARALLEL WITH OR PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS NOTED OTHERWISE.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START CONSTRUCTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
8. CONTRACTOR RESPONSIBLE FOR VERIFICATION OF ALL UTILITIES AND ELEVATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCY IS DISCOVERED. ANY DAMAGE TO EXISTING FACILITIES WILL BE CORRECT AND PAID BY THE CONTRACTOR.
9. CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
10. ALL UNEXCAVATED AREAS SHALL BE SEEDED AFTER FINISH GRADING OR IF LEFT UNDISTURBED FOR MORE THAN 7 DAYS UNLESS OTHERWISE NOTED. ALL NEW SEEDING AREAS SHALL HAVE A MINIMUM OF 4" OF TOP SOIL.
11. ALL UTILITY TRENCHES UNDER AND WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR MATERIAL.
12. ALL SIDEWALKS SHALL COMPLY WITH ADA STANDARDS, WITH A MINIMUM CROSS SLOPE OF 1% & A MAXIMUM LENGTH SLOPE OF 1:20.
13. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION. IF A CORNER MONUMENT IS MOVED OR DAMAGED, CONTRACTOR SHALL BE RESPONSIBLE TO NOTIFY THE ENGINEER IMMEDIATELY AND RECORD.
14. CONCRETE JOINTS TO BE PROVIDED IN ACCORDANCE WITH ACI GUIDELINES.
15. HORIZONTAL LAYOUT PLAN FOR CONSTRUCTION STAKING TO BE PROVIDED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

EXISTING LEGEND

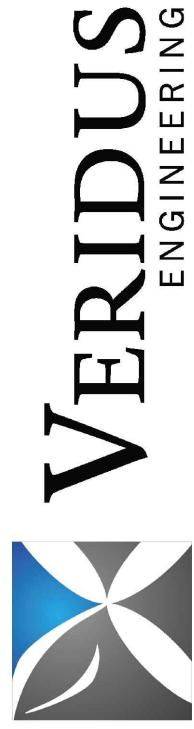


- (D) - BEARINGS AND DISTANCES PER WARRANTY DEED, 2017-013987
- (P) - BEARINGS AND DISTANCES PER AN ALTA SURVEY PREPARED BY BANNING ENGINEERING, JOB NO. 11191, DATED 09/02/11.

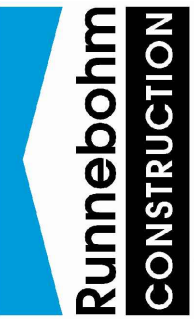
BENCHMARK DATA

BANNING TBM ELEV 744.86
A CUT "X" IN A CONCRETE PAD FOR UTILITY BOXES, 54 FEET WEST OF THE
WEST EDGE OF THE PAVEMENT OF COMMERCE PARKWAY, 1667 FEET
NORTH OF THE MEANDERINGS OF COMMERCE PARKWAY OF THE
INTERSECTION OF ARVIN DRIVE.

CSC TBM #2 ELEV 768.37
TOP OF THE HEAD OF A LARGE BARN NAIL IN EAST SIDE OF POWER POLE
#365-283 LOCATED ±19 FEET WEST OF THE CENTERLINE OF GRAHAM
ROAD, ALSO LOCATED ±60 FEET DUE WEST OF A WOOD HEAD POST NEAR
THE NORTHWEST CORNER OF THE SITE.



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PROJECT
FRANKLIN SHELL BUILDING

[illegible]

ISSUE DATE: 08/16/2017

DRAWN BY JLG	CHECKED BY KMH
DRAWING TITLE	

SITE PLAN

CERTIFIED BY

STOPHER HOLEYFIELD
REGISTERED
No.
PE11400550 ★
STATE OF
INDIANA
ENGINEER

PROJECT NUMBER

2016.0125

DRAWING NUMBER

C200