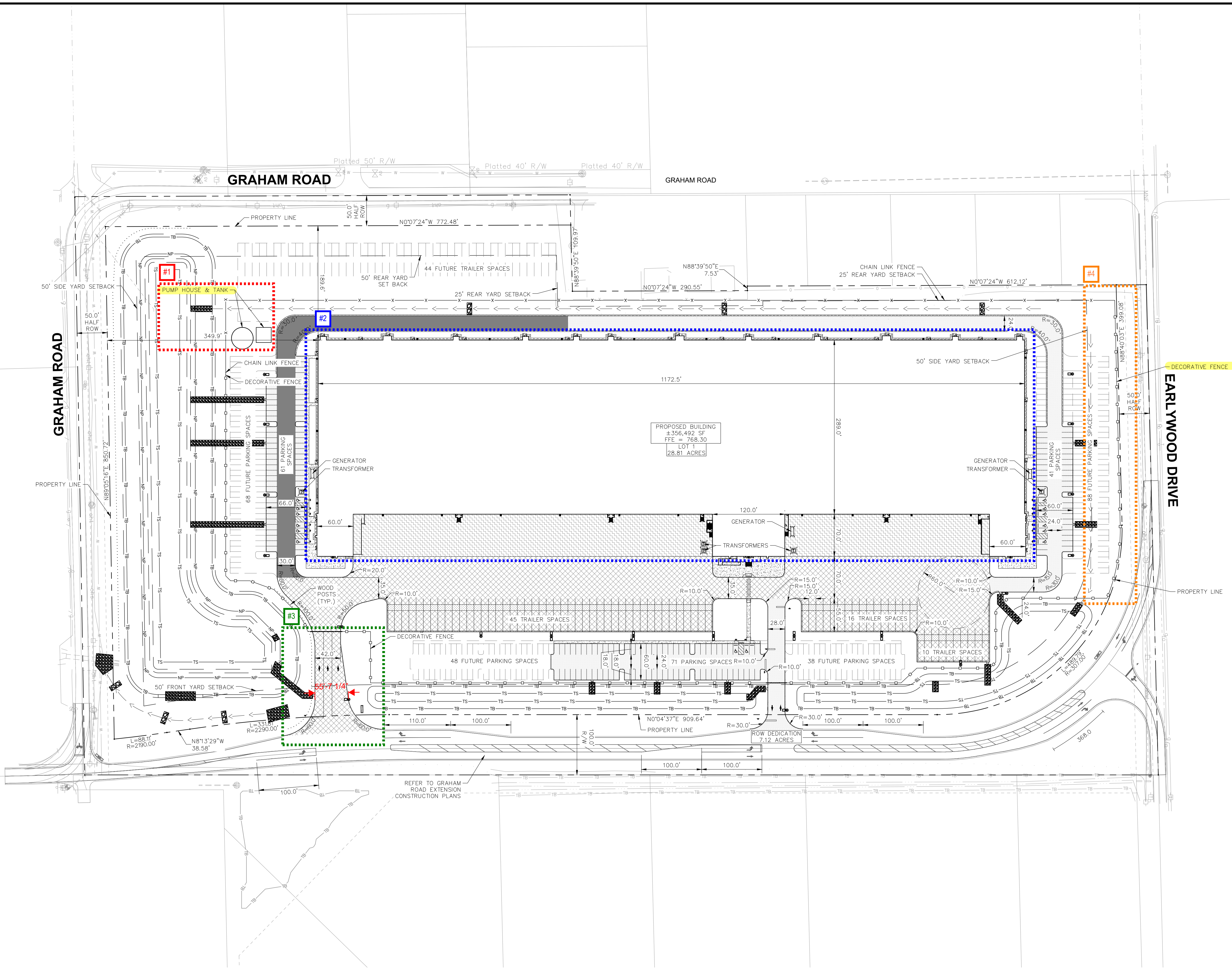


Drawing name: K:\IND\_LEV\170350000\_cold-summit-franklin\_in\2 Design\CADD\plan\sheet\3.0-OVERALL SITE PLAN.dwg C3.0 Nov 03, 2022 2:25pm by Kate Polack  
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Indiana Utilities Protection Service

**Call 811**  
before you dig

**GRAPHIC SCALE IN FEET**  
0 40' 80' 160'

**PAVING LEGEND**

- STANDARD DUTY ASPHALT PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- TOP CONCRETE  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- 7" REINFORCED RIDGED CONCRETE PAVEMENT  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- 12" REINFORCED RIDGED CONCRETE DOLLY PADS  
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIPRAP  
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**

STORM INLET	PS PARKING SPACE
CURB INLET	H/C PARKING SPACE
SANITARY SEWER MANHOLE (SSMH)	TRAFFIC SIGNAL POLE
STORM DRAIN MANHOLE (SDMH)	LIGHT POLE
TELEPHONE MANHOLE (TMH)	TREE
RIGHT OF WAY MONUMENT	MAILBOX
WATER VALVE	MONITOR WELL
POWER POLE	
POWER METER	
TELEPHONE BOX/PEDESTAL	
ELECTRICAL MANHOLE	

FIB UNDERGROUND FIBER OPTIC  
CBL UNDERGROUND CABLE  
[E] UNDERGROUND ELECTRIC  
DITCH FLOWLINE  
SD STORM DRAIN  
SS SEWER LINE  
GAS GAS LINE  
W 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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**OVERALL SITE PLAN**

**COLD SUMMIT FRANKLIN, IN**  
SEC GRAHAM RD & EARLYWOOD DR

ORIGINAL ISSUE:  
11/3/2022  
KHA PROJECT NO.  
170350000  
SHEET NUMBER  
**C3.0**

REVISIONS  
DATE BY