



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\"/>
	12\"/>
	RIPRAP SEE CONSTRUCTION DETAILS FOR PAVEMENT 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: 761.54'

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: KGP
 CHECKED BY: BAS

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BRYAN ALLEN'S
 REGISTERED PROFESSIONAL ENGINEER
 NOT APPROVED FOR CONSTRUCTION
 ILLIANA
 CONSTRUCTION ENGINEER

COLD SUMMIT DEVELOPMENT

OVERALL SITE PLAN

COLD SUMMIT FRANKLIN, IN
 SEC GRAHAM RD & EARLYWOOD DR

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C3.0

NO.	REVISIONS	DATE	BY

Drawing name: K:\IND\LEVA\170350000_cold-summit_franklin_in\2_Design\CADD\plansets\C3.0-OVERALL SITE PLAN.dwg C3.0 Nov 03, 2022 2:25pm by: Kate Folek
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