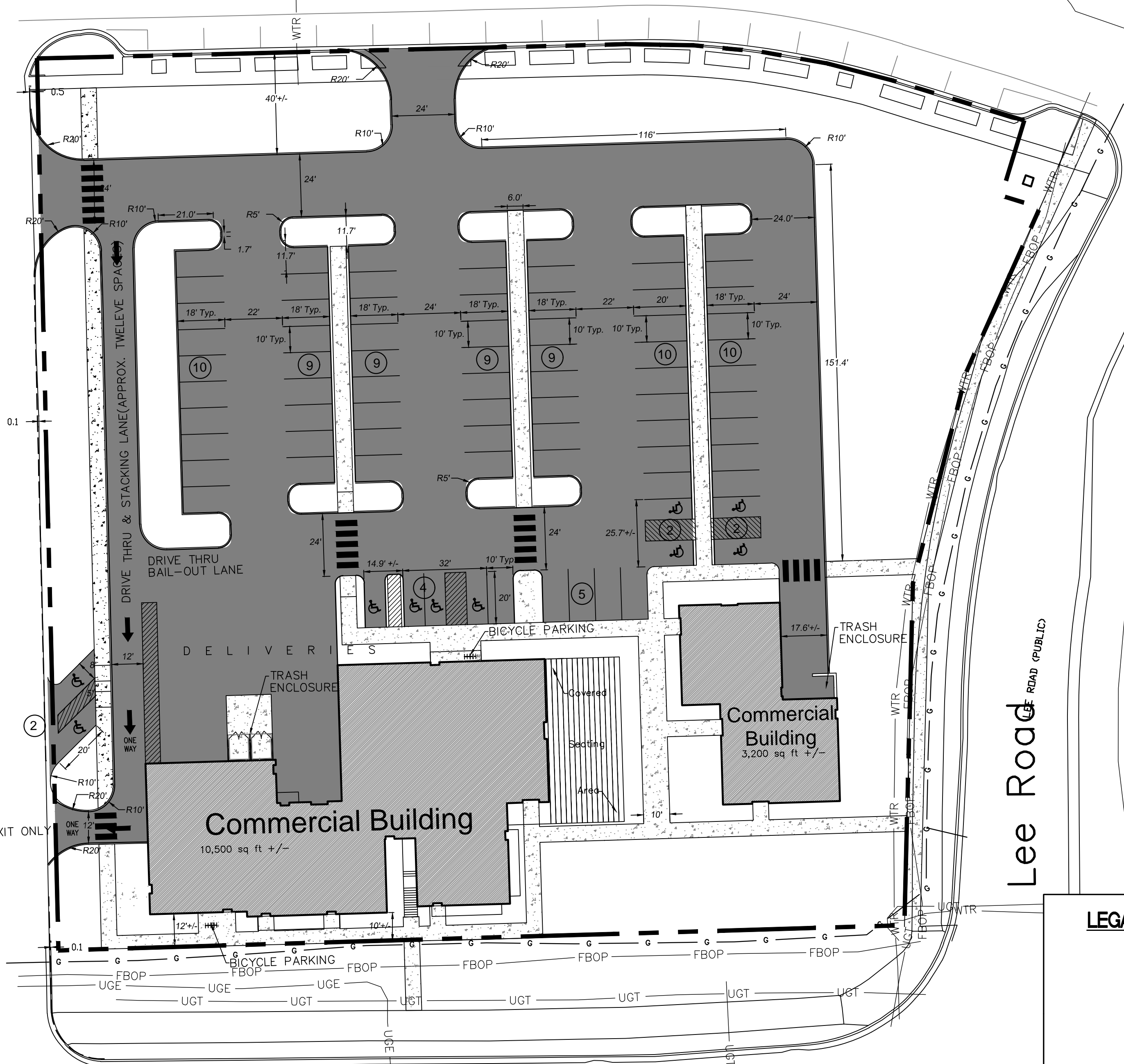


Otis Avenue

DTIS AVENUE (PUBLIC)
INSTRUMENT #A20170131350



Street

56TH STREET (PUBLIC)

Lee Road (PUBLIC)

SITE AND UTILITY NOTES

1. IT SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO THEIR PHASE OF WORK. IT SHALL ALSO BE THE SUBCONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATION OF EACH UTILITY BEFORE WORK IS STARTED. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
2. STANDARD SPECIFICATIONS FOR THE LOCAL GOVERNING AGENCY SHALL APPLY FOR ALL SANITARY SEWERS, STORM SEWERS, AND WATER MAINS.
3. ALL UTILITY CONNECTIONS (LOCATIONS, ROUTING) WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. ANY PART OF THE SANITARY OR STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVED AREAS TO BE BACKFILLED WITH GRANULAR MATERIAL. (IF APPLICABLE)
5. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
6. NO OUTDOOR STORAGE PERMITTED WITHIN 50' TRANSITIONAL YARD.

RESPONSIBLE PARTY

Nathan Elliott
 Foamcraft, Inc.
 9230 Harrison Park Ct.
 Indianapolis, Indiana 46216
 Ph: 317-545-3626

DEVELOPMENT SUMMARY

SITE INFORMATION :
 TOTAL SITE AREA = 2.65 AC
 SITE ZONING = D-P
 BUILDING & PAVEMENT SETBACKS = PER SITE PLAN

IMPERVIOUS PERCENTAGE CALCULATION :

TOTAL IMPERVIOUS AREA = 1.62 AC
 IMPERVIOUS PERCENTAGE = 61.1%

PARKING:

EXISTING SPACES = N/A
 PROPOSED SPACES:
 STANDARD = 71
 ACCESSIBLE = 8

TOTAL PARKING = 71 STANDARD, 8 ACCESSIBLE

MINIMUM REQUIRED CAR PARKING = 2 P.S./1000 S.F. = 33 SPACES
 MAXIMUM ALLOWABLE CAR SPACES = 5 P.S./1000 S.F. = 84 SPACES

LEGAL DESCRIPTION

ASSUMED NORTH
SCALE: 1" = 30'



PER INDIANA STATE LAW IS-69-1991,
 IT IS AGAINST THE LAW TO EXCAVATE
 WITHOUT NOTIFYING THE UNDERGROUND
 LOCATION SERVICE TWO (2) WORKING
 DAYS BEFORE COMMENCING WORK.

LEGEND

- S — EXISTING SANITARY SEWER & MANHOLE
- S — EXISTING STORM SEWER; INLET & M.H.
- G — EXISTING GAS LINE
- W — EXISTING WATER LINE
- OVHD — EXISTING ELECTRIC/TELEPHONE LINE (AERIAL)
- UGE — EXISTING UNDERGROUND ELECTRIC LINE
- UGT — EXISTING UNDERGROUND TELEPHONE LINE
- F — EXISTING FIRE HYDRANT
- V — EXISTING VALVE; GAS & WATER
- E — EXISTING ELECTRIC MANHOLE & TRANSFORMER
- T — EXISTING TELEPHONE MANHOLE & PEDESTAL
- PS — PERMANENT SEEDING
- H — HATCHING DENOTES NEW CONCRETE

BENCHMARK NOTE

TBM: LAWRENCE 55 — A BRONZE PLATE STAMPED N-235 AT POST BENJAMIN HARRISON ON THE NEW YORK CITY RAILROAD AT POST ROAD SET IN THE TOP OF CONCRETE POST STILLING UP 6 INCHES 49 FEET NORWEST OF THE NORTHWEST RAIL. ELEV 870.59

FLOODPLAIN NOTE

THIS SITE DOES NOT LIE ADJACENT TO A FLOODPLAIN. REFERENCE FIRM 18097C0160F eff. 4/19/2016.

BOUNDARY NOTE

EXISTING PROPERTY DIMENSIONS ARE BASED ON MARION COUNTY GIS DATA AND A CAD FILE FURNISHED BY INSIGHT ENGINEERING, INC. THIS SITE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ALTA/ACSM TITLE SURVEY; THEREFORE, ROGER WARD ENGINEERING, INC. CANNOT BE HELD RESPONSIBLE IF ACTUAL EXISTING PROPERTY LINES, EASEMENTS, AND RIGHT-OF-WAY LOCATIONS ARE DIFFERENT FROM WHAT IS SHOWN. SEE RECORD SURVEYS FOR EXACT INFORMATION REGARDING PROPERTY BOUNDARY, EASEMENTS, AND RIGHT-OF-WAY.

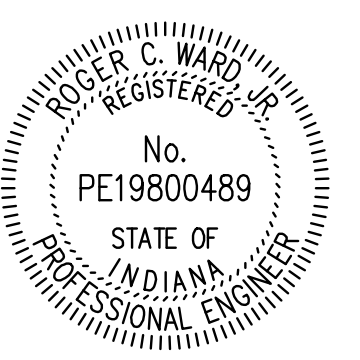
ROGER WARD ENGINEERING INCORPORATED
 CIVIL ENGINEERS - LAND PLANNERS - DEVELOPMENT CONSULTANTS
 6555 CARROLLTON AVENUE
 INDIANAPOLIS, INDIANA 46220
 (317) 251-1736 (FAX) 251-1923
 www.rwengineering.com

SITE LAYOUT & UTILITY PLAN

DRAWN BY: RCW
 DATE: 7/29/2024
 FILE NAME: CW/022/010/c101

REVISIONS:
 1-
 2-
 3-
 4-

FOAMCRAFT COMMERCIAL DEVELOPMENT
 9440 EAST 56th STREET
 INDIANAPOLIS, INDIANA



BY: *Roger Ward*

DATE: 08-12-2024

SHEET
C101
 OF
 7

JOB#: CAX.022