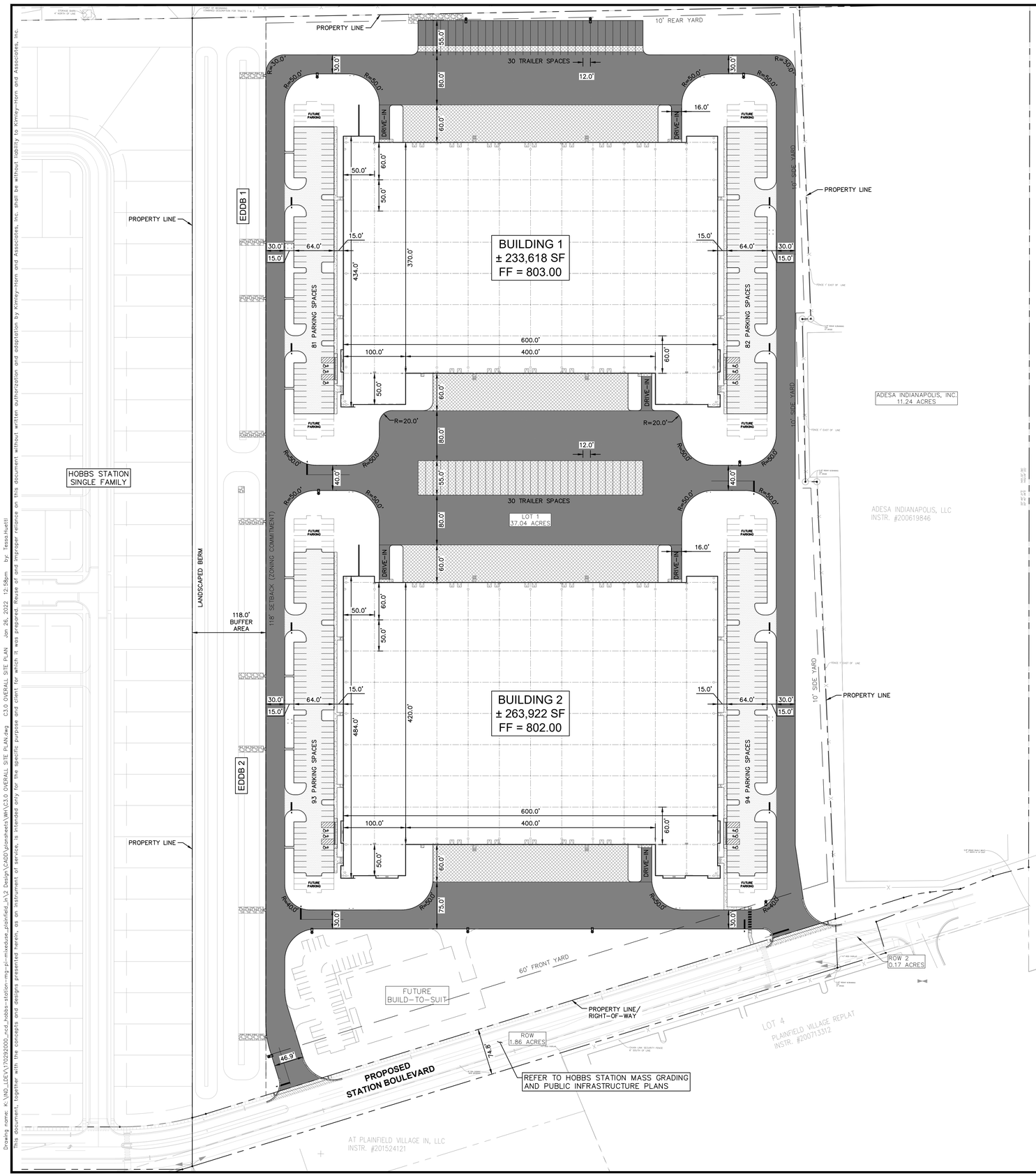

Indiana Utilities Protection Service

Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 40 80' 160

EXISTING LEGEND

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

- FIB — UNDERGROUND FIBER OPTIC
- CBL — UNDERGROUND CABLE
- [E] — UNDERGROUND ELECTRIC
- **** — DITCH FLOWLINE
- SD — STORM DRAIN
- SS — SEWER LINE
- GAS — GAS LINE
- W — WATER LINE

PAVING & CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- COMMERCIAL DRIVE CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION (PLAINFIELD STD DS-R01)
- CONCRETE SIDEWALK — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT — SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIPRAP

SITE SUMMARY

ZONING	=	I-2
ACREAGE	=	±37.04 AC
BUILDING 1		
BUILDING AREA	=	±233,000 SF
BUILDING HEIGHT	=	41'-0"
STANDARD PARKING SPACES REQUIRED (1/3,000 SF)	=	78 SPACES
STANDARD PARKING SPACES PROVIDED	=	157 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	6 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	6 SPACES
TOTAL PARKING SPACES PROVIDED	=	163 SPACES
TRAILER PARKING SPACES PROVIDED	=	30 SPACES
BUILDING 2		
BUILDING AREA	=	263,000 SF
BUILDING HEIGHT	=	41'-0"
STANDARD PARKING SPACES REQUIRED (1/3,000 SF)	=	88 SPACES
STANDARD PARKING SPACES PROVIDED	=	181 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	6 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	6 SPACES
TOTAL PARKING SPACES PROVIDED	=	187 SPACES
TRAILER PARKING SPACES PROVIDED	=	30 SPACES

SITE NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

BENCHMARKS

VERTICAL CONTROL

DNR TBM CLARK 6, 1995
IN HENDRICKS COUNTY, BRIDGEPORT QUAD., IN THE NW 1/4 OF SECTION 36, T. 15 N., R. 1 E., 2ND P.M.; AT PLAINFIELD; AT THE STAFFORD ROAD BRIDGE OVER CLARKS CREEK; SET IN THE TOP OF THE NORTHEAST CORNER OF THE CONCRETE BRIDGE DECK/SIDEWALK, 13.5 FEET NORTH OF THE CENTERLINE OF THE WEST BOUND LANE, 6.0 FEET NORTH OF THE SOUTH EDGE OF THE CONCRETE SIDEWALK, 3.0 FEET ABOVE THE GROUND, 0.7 FOOT EAST OF THE NORTHEAST CORNER OF AN ALUMINUM BASE PLATE OF A ALUMINUM GUARDRAIL POST ANCHORED IN THE CONCRETE BRIDGE DECK/SIDEWALK, 0.8 FOOT ABOVE THE LEVEL OF THE ROAD; A CHISELED SQUARE.
ELEV. =740.544 FEET NAVD 1988

TBM #1: BENCHTIE IN EAST FACE OF UTILITY POLE EAST SIDE OF COUNTY ROAD 900 EAST NEAR THE NORTHWEST CORNER OF SITE. ELEV. = 798.24' (NAVD 88)

TBM#2: BENCHTIE IN EAST FACE OF UTILITY POLE WEST SIDE OF COUNTY ROAD 900 EAST NEAR THE SOUTHWEST CORNER OF SITE. ELEV. = 792.28' (NAVD 88)

TBM#3: CUT SQUARE ON TOP OF 15" RCP NEAR RETENTION POND ALONG SOUTH PROPERTY LINE. ELEV. = 788.85' (NAVD 88)

No.	REVISIONS	DATE	BY

Kimley»Horn
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250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: NPK
DRAWN BY: TNH
CHECKED BY: BAS

BRYAN ALLEN SHUMARD
REGISTERED
PE
INDIANA
PROFESSIONAL ENGINEER
NOT APPROVED FOR CONSTRUCTION

New City Development
FORMATION PROPERTIES

OVERALL SITE PLAN

TERMINUS AT HOBBS STATION

PLAINFIELD, IN 46168

ORIGINAL ISSUE: 01/27/2022
KHA PROJECT NO. 170248001
SHEET NUMBER
C3.0

Drawing name: K:\IND_LDEV\170248000_mcd_hobbs-station-mg-pi-mixeduse_plainfield_in\2 Design\CADD\plansheets\WH\C3.0 OVERALL SITE PLAN.dwg C3.0 OVERALL SITE PLAN Jan 26, 2022 12:58pm by: Tessa.Hurtt
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