



Indiana Utilities Protection Service

Call 811

before you dig

NORTH

GRAPHIC SCALE IN FEET
0 30' 60' 120'

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
	RIGHT-OF-WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

SITE SUMMARY

ZONING	=	PUD
ACREAGE		
LOT 1	=	±6.10 AC
LOT 2	=	±2.38 AC
LOT 3	=	±4.04 AC
LOT 4	=	±2.86 AC
BUILDING AREA		
PARKING GARAGE	=	±204,947 SF
RESIDENTIAL APARTMENTS	=	±363,327 SF
MERCANTILE SHELL	=	±29,991 SF
ASSEMBLY	=	±18,344 SF
BUILDING HEIGHT	=	68'-5 1/8"
PARKING		
GARAGE	=	524 SPACES
SOUTH ALLEY	=	85 SPACES
LOT 3	=	210 SPACES
LOT 4 (PARK)	=	23 SPACES
ON-STREET	=	62 SPACES
TOTAL PARKING SPACES PROVIDED	=	904 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

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 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: BENCHMARK 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: BENCHMARK 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.	DATE	BY

AS NOTED

DESIGNED BY: NPK

DRAWN BY: TNH

CHECKED BY: BAS

SCALE: 1" = 40'

REGISTERED PROFESSIONAL ENGINEER

NEW CITY DEVELOPMENT

FORMATION PROPERTIES

OVERALL SITE PLAN

HOBBS STATION MIXED USE

NEC OF SMITH ROAD AND PERRY ROAD
PLAINFIELD, IN 46168

ORIGINAL ISSUE: 01/27/2022

KHA PROJECT NO. 170292000

SHEET NUMBER

C3.0

Drawing name: K:\INDO_DEV\170292000\ind_hobbs-station-mixed-use-planfield-172 Design\CAD\DWG\interiors\WAC\3.0 OVERALL SITE PLAN.dwg C3.0 OVERALL SITE PLAN Jan 26, 2022 1:29pm By: tessalutti
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