

Drawing name: K:\IND\_DEV\170557007\_milkcrate\_development\milkcrate\_development\c3.0-SITE PLAN.dwg C3.0 Mar 03, 2026 4:25pm by: John Koone  
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Indiana Utilities Protection Service

# Call 811

before you dig

GRAPHIC SCALE IN FEET  
0 10' 20' 40'

### EXISTING LEGEND

○ BOLLARD	○ MISC LID	○ YARD LIGHT
⊕ CONTROL BENCHMARK	⊕ MONITOR WELL	○ SANITARY CLEANOUT
⊕ ROW MONUMENT	⊕ GAS MARKER	○ SANITARY MANHOLE
⊕ FLAG POLE	⊕ GAS METER	○ VENT PIPE
⊕ MAIL BOX	⊕ GAS VALVE	○ STORM CURB INLET
○ UTILITY POLE	⊕ AC UNIT	○ STORM INLET
○ POST	⊕ AREA LIGHT	○ STORM ROOF DRAIN
○ SOIL BORING	⊕ ELECTRICAL BOX	○ STORM DRAIN MANHOLE
○ HANDICAP SYMBOL	⊕ ELECTRICAL HAND HOLE	○ STORM YARD DRAIN
○ SIGN	⊕ ELECTRICAL METER	○ FIRE DEPT CONNECTION
○ CABLE MANHOLE	⊕ ELECTRICAL MANHOLE	○ FIRE HYDRANT
○ CABLE PEDESTAL	⊕ ELECTRICAL MARKER	○ IRRIGATION VALVE
○ TELEPHONE PEDESTAL	⊕ ELECTRICAL TRANSFORMER	○ POST INDICATOR VALVE
○ TELEPHONE HAND HOLE	○ GUY POLE/WIRE	○ WELL
○ TELEPHONE MARKER	○ POWER POLE	○ WATER METER
○ TELEPHONE MANHOLE	○ TRAFFIC SIGNAL POLE	○ WATER VALVE
○ FIBER OPTIC MARKER	○ TRAFFIC MANHOLE	○ TREE / STUMP
○ SWALE	○ TS	○ TOE OF SLOPE
○ FENCE LINE	○ TB	○ TOP OF BANK
○ SS	○ FIB	○ UNDERGROUND FIBER OPTIC
○ SD	○ OHE	○ OVERHEAD ELECTRICAL
○ W	○ GAS	○ UNDERGROUND GAS
○ TREE LINE	○ TEL	○ UNDERGROUND TELEPHONE

### PAVING LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	1.5" ASPHALT MILL AND OVERLAY SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

### BENCHMARKS

**SITE BENCHMARKS:**  
(LOCATIONS SHOWN ON SURVEY)

TBM #400 MAG SPIKE ON NORTH SIDE OF UTILITY POLE #60-963, NEAR THE NORTHWEST CORNER OF THE PROJECT SITE ALONG THE SOUTH SIDE OF US-40  
ELEVATION=764.19 (NAVD 88)

TBM #401 MAG SPIKE ON EAST SIDE OF UTILITY POLE #65A, LOCATED ALONG THE EAST SIDE OF OMEGA LANE APPROXIMATELY 175 FEET SOUTH OF THE INTERSECTION WITH LOCUST DRIVE  
ELEVATION=751.07 (NAVD 88)

TBM #102 MAG NAIL ON EAST SIDE OF PAVEMENT EDGE OF OMEGA LANE ±51' NORTHEAST OF THE OMEGA LANE AND LOCUST DRIVE INTERSECTION, ±16' EAST OF THE WEST PAVEMENT EDGE  
ELEVATION=756.58 (NAVD 88)

### SITE SUMMARY

SITE ZONING	= GC	AC±
SITE ACREAGE	= 0.84	
BUILDING AREA	= 1,024	SF
BUILDING HEIGHT	= 24'	
PARKING SPACES (STANDARD) REQUIRED *	= 14	SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	= 1	SPACES
PARKING SPACES (STANDARD) PROVIDED	= 14	SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	= 1	SPACES
TOTAL PARKING SPACES PROVIDED	= 15	SPACES

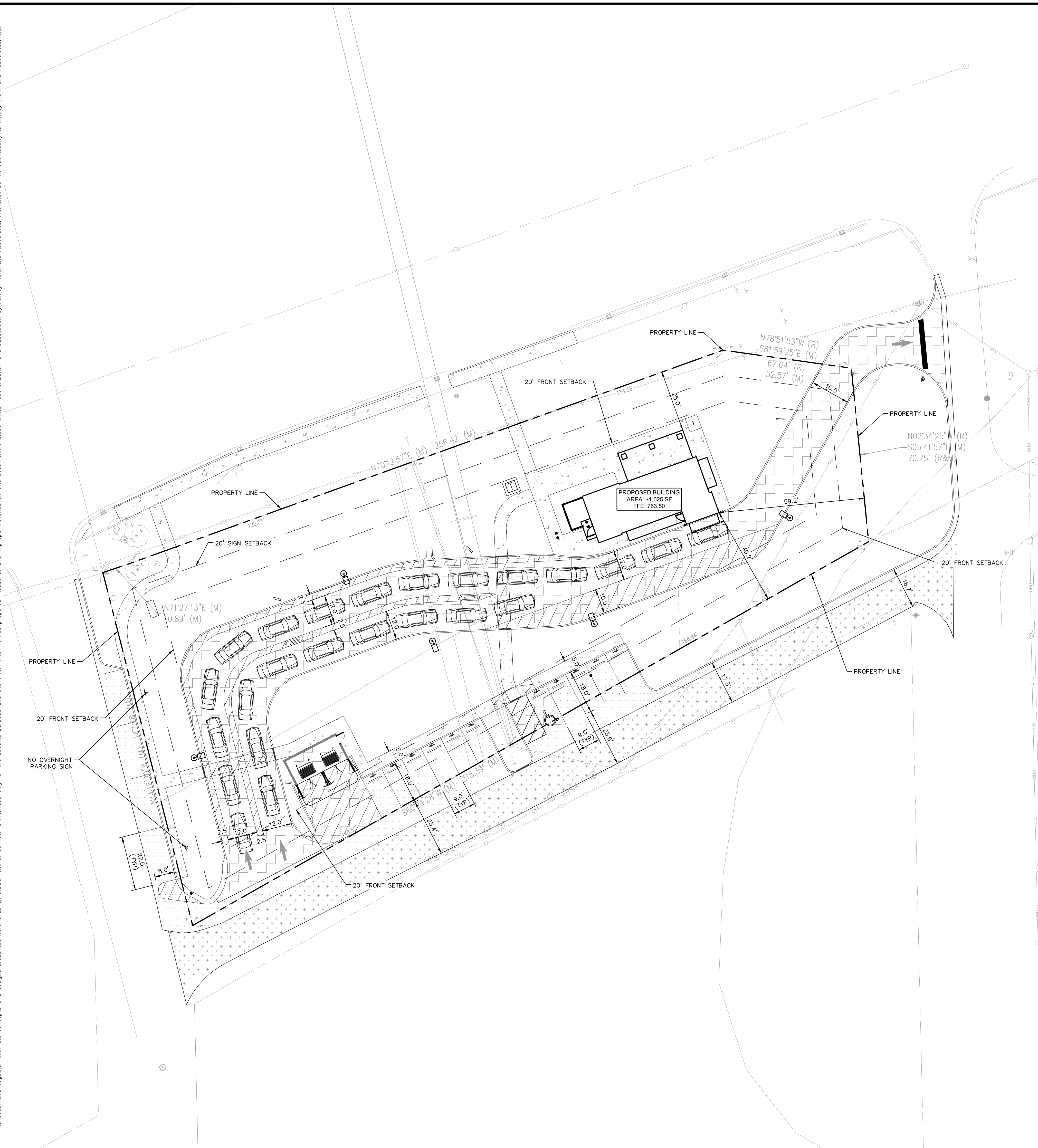
\*MARKET BASED PARKING, PROVIDE JUSTIFICATION FOR NUMBER OF SPACES

### KEY NOTES

- CONCRETE CURB, TYP. (SEE DETAILS)
- DEPRESSED CONCRETE CURB AND GUTTER (SEE DETAILS)
- CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- COMBINED CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
- CONCRETE ROLL CURB (SEE DETAILS)
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
- ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
- ACCESSIBLE RAMP (SEE DETAILS)
- 2' WIDE TACTILE WARNING STRIP
- 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
- 24" WIDE STOP BAR, TYP. (SEE DETAILS)
- STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
- CONCRETE BOLLARD, TYP. (SEE DETAILS)
- TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- TRANSFORMER PAD (REFER TO UTILITY PROVIDER)
- MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
- LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
- BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
- 2' CURB TURNOUT (SEE DETAILS)
- 3-FT TRANSITION CURB (SEE DETAILS)

### SITE NOTES

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



3/3/26 JJK  
 DRC SUBMITTAL  
 No. \_\_\_\_\_  
 REVISIONS  
 DATE \_\_\_\_\_ BY \_\_\_\_\_  
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