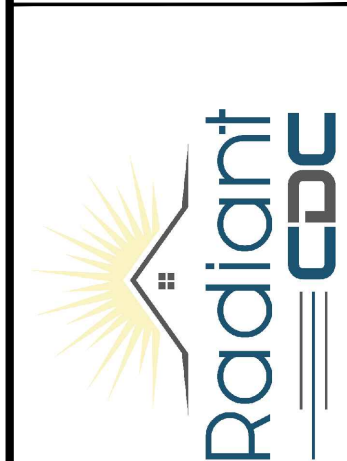
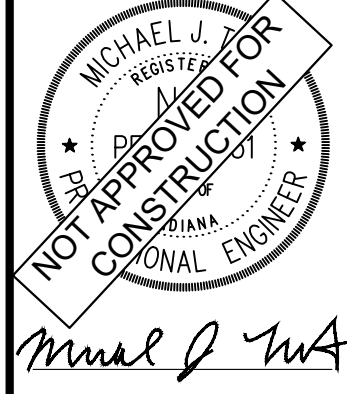


| DATE | BY | REVISIONS |
|----------|-----|-----------|
| 07/30/24 | NJB | |
| 07/25/24 | NJB | |
| 07/12/24 | JDK | |
| 06/07/24 | BJK | |
| 05/21/24 | JDK | |
| 05/17/24 | BJK | |
| 04/17/24 | NJB | |

Kimley-Horn
 2024 KIMLEY-HORN AND ASSOCIATES, INC.
 500 EAST 96TH STREET, SUITE 300
 INDIANAPOLIS, IN 46240
 WWW.KIMLEY-HORN.COM

AS NOTED
 DESIGNED BY: NJB
 DRAWN BY: BJK
 CHECKED BY: MJT



SITE PLAN

TOWNHOMES AT STONY CREEK
 1255 SOUTH 16TH ST., NOBLESVILLE, IN
 ORIGINAL ISSUE: 06/28/2023
 KHA PROJECT NO. 170255007
 SHEET NUMBER **C3.0**

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 | ○ IRRIGATION VALVE |
| ○ CABLE PEDESTAL | ⊕ ELECTRICAL MARKER | ○ POST INDICATOR VALVE |
| ○ TELEPHONE PEDESTAL | ⊕ ELECTRICAL TRANSFORMER | ○ WELL |
| ○ TELEPHONE HAND HOLE | ⊕ GUY POLE/WIRE | ○ WATER METER |
| ○ TELEPHONE MARKER | ⊕ POWER POLE | ○ WATER VALVE |
| ○ TELEPHONE MANHOLE | ⊕ TRAFFIC SIGNAL POLE | ○ TREE / STUMP |
| ○ FIBER OPTIC MARKER | ⊕ TRAFFIC MANHOLE | ○ TREE / STUMP |
| ○ SWALE | ○ TOP OF BANK | |
| ○ FENCE LINE | ○ TOP OF SLOPE | |
| ○ SS SANITARY SEWER | ○ UNDERGROUND FIBER OPTIC | |
| ○ SD STORM DRAIN | ○ OVERHEAD ELECTRICAL | |
| ○ W WATER LINE | ○ GAS UNDERGROUND GAS | |
| ○ TREE LINE | ○ UNDERGROUND TELEPHONE | |

PAVING LEGEND

| | |
|--|--|
| | STANDARD DUTY ASPHALT PAVING SEE CONSTRUCTION DETAILS C7.0 FOR PAVEMENT SECTION |
| | HEAVY DUTY ASPHALT PAVING SEE CONSTRUCTION DETAILS C7.0 FOR PAVEMENT SECTION |
| | RIGHT OF WAY PAVING SEE NCD SHEET 3 FOR PAVEMENT SECTION |
| | CONCRETE SIDEWALK SEE NCD SHEET 6 FOR PAVEMENT SECTION |
| | HEAVY DUTY CONCRETE PAVING SEE CONSTRUCTION DETAILS C7.0 FOR PAVEMENT SECTION |

BENCHMARKS

ORIGINATING BENCHMARK:
 HAMILTON COUNTY SURVEYOR'S OFFICE VERTICAL CONTROL STATION S 237 C.G.S. DISK IN THE SOUTHWEST QUADRANT OF INTERSECTION OF DRIVE INTO FAIRGROUNDS AND PLEASANT STREET, WEST OF 19TH STREET. ELEVATION=768.27 (NAVD 88)

TEMPORARY BENCHMARKS:
 (LOCATIONS SHOWN ON SURVEY)

TBM #1920 - CUT "X" ON NORTH SIDE OF RIM ON SANITARY MANHOLE AT NORTH END OF CUL-DE-SAC ELEVATION=770.66

TBM #1921 - CONCRETE AT NORTHEAST CORNER OF CURB INLET ALONG EAST SIDE OF STREET CROSSING SURVEY PARCEL. ELEVATION=766.22

TBM #1866 - CUT "X" ON NORTH SIDE OF RIM ON SANITARY MANHOLE NEAR SOUTHEAST CORNER OF SURVEY PARCEL. ELEVATION=276.78

SITE SUMMARY

| | |
|--------------------------------------|----------------|
| SITE ZONING | R5-FW/PD |
| SITE ACREAGE | 5.38 AC.± |
| AREA IN FLOODPLAIN | 0.37 AC.± |
| IMPERVIOUS AREA (WITHOUT BUILDINGS) | 1.34 AC.± |
| DENSITY (UNITS/ACRE) | 7.43 |
| ADJACENT ZONING | |
| NORTH | L-2 |
| SOUTH | R-4 |
| EAST | L-1 |
| WEST | L-2 |
| FRONT SETBACK | 20' |
| SIDE SETBACK | 5' |
| REAR SETBACK | 30' |
| UNITS | 40 |
| TOTAL BUILDING AREA | 28,985 SQ. FT. |
| LOT COVERAGE | 0.12 |
| PARKING SPACES (STANDARD) REQUIRED* | 71 SPACES |
| PARKING SPACES (ACCESSIBLE) REQUIRED | 4 SPACES |
| PARKING SPACES (STANDARD) PROVIDED | 86 SPACES |
| PARKING SPACES (ACCESSIBLE) PROVIDED | 6 SPACES |
| TOTAL PARKING SPACES PROVIDED | 92 SPACES |

*PER CITY OF NOBLESVILLE, IN REQUIREMENT OF 1.9 SPACES/UNIT

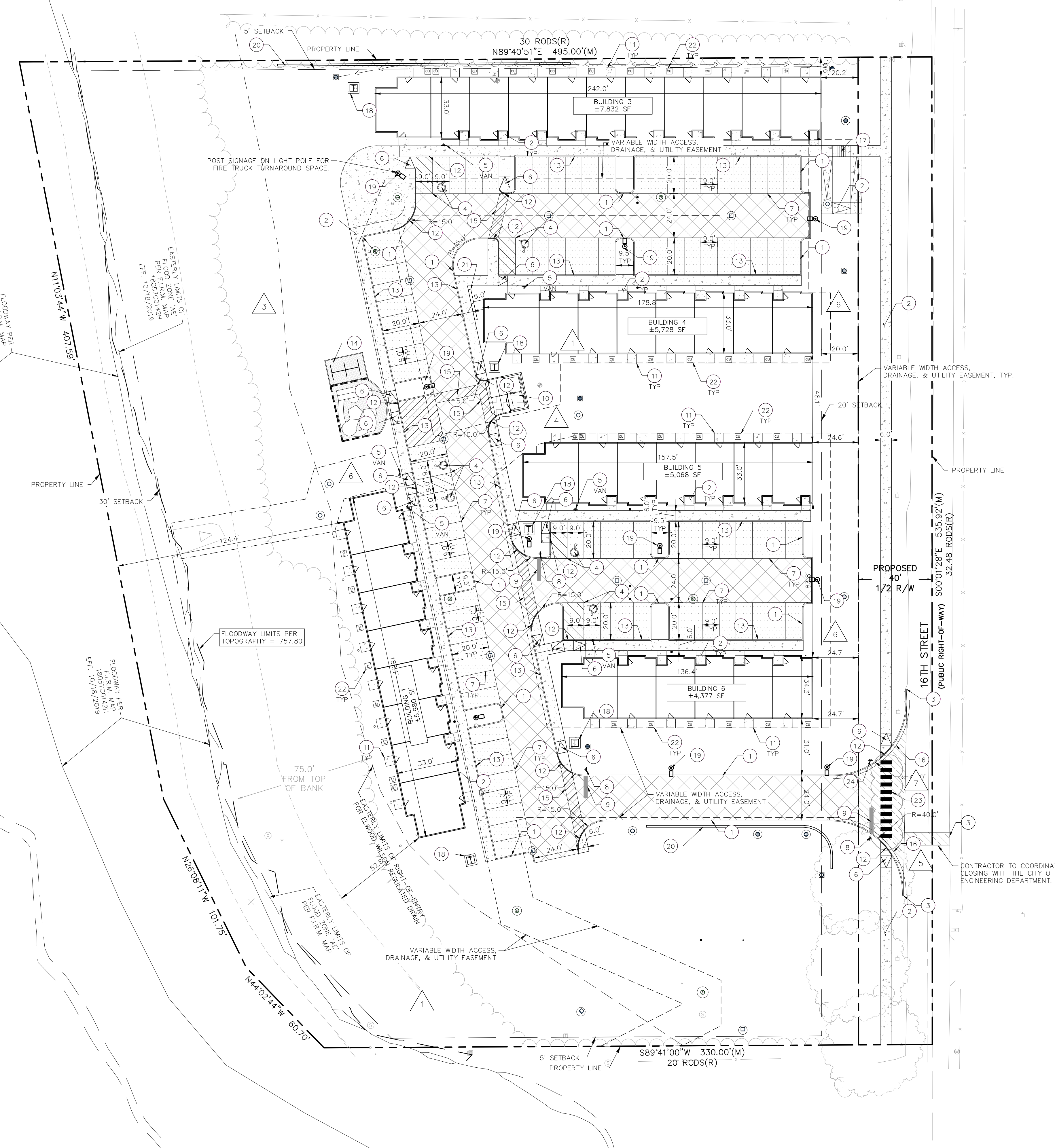
KEY NOTES

- CONCRETE CURB, TYP. (SEE NCD SHEET 4)
- CONCRETE SIDEWALK, TYP. (SEE NCD SHEET 6)
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE C7.0)
- ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE C7.0)
- ACCESSIBLE RAMP (SEE NCD SHEET 6)
- 4" WIDE PAINTED WHITE SOLID LINE, TYP.
- STOP SIGN, TYP. (MUTCD R1-1, SEE NCD SHEET 18)
- 24" WIDE STOP BAR (SEE C7.0)
- TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 5'x5' CONCRETE STOOP (SEE C7.0)
- FLUSH CURB
- COMBINED CURB AND WALK (SEE C7.0)
- PLAYGROUND
- CROSSWALK MARKINGS, PAINTED WHITE
- CONCRETE CURB & GUTTER, TYP. (SEE NCD SHEET 4)
- CONCRETE STAIRS
- TRANSFORMER PAD
- LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
- RETAINING WALL
- MAILBOXES
- COMPRESSOR UNIT PADS (SEE ARCHITECTURAL PLANS FOR DETAILS)
- CROSSWALK STRIPING, WHITE, THERMOPLASTIC, 2" WIDE, 4" O.C.
- STREET SIGN (SEE NCD SHEET 18)

*NCD = NOBLESVILLE CITY 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.
- RADI 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 STRIPING SHALL BE THERMOPLASTIC IN THE R/W



Drawing name: K:\IND\LEVA\170255007_16n_investments-stoney_creek_noblesville_in\2_Design\CADD\plan\c3.0-SITE_PLAN.dwg C3.0 Jul 30, 2024 5:17pm by: mlamborn
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