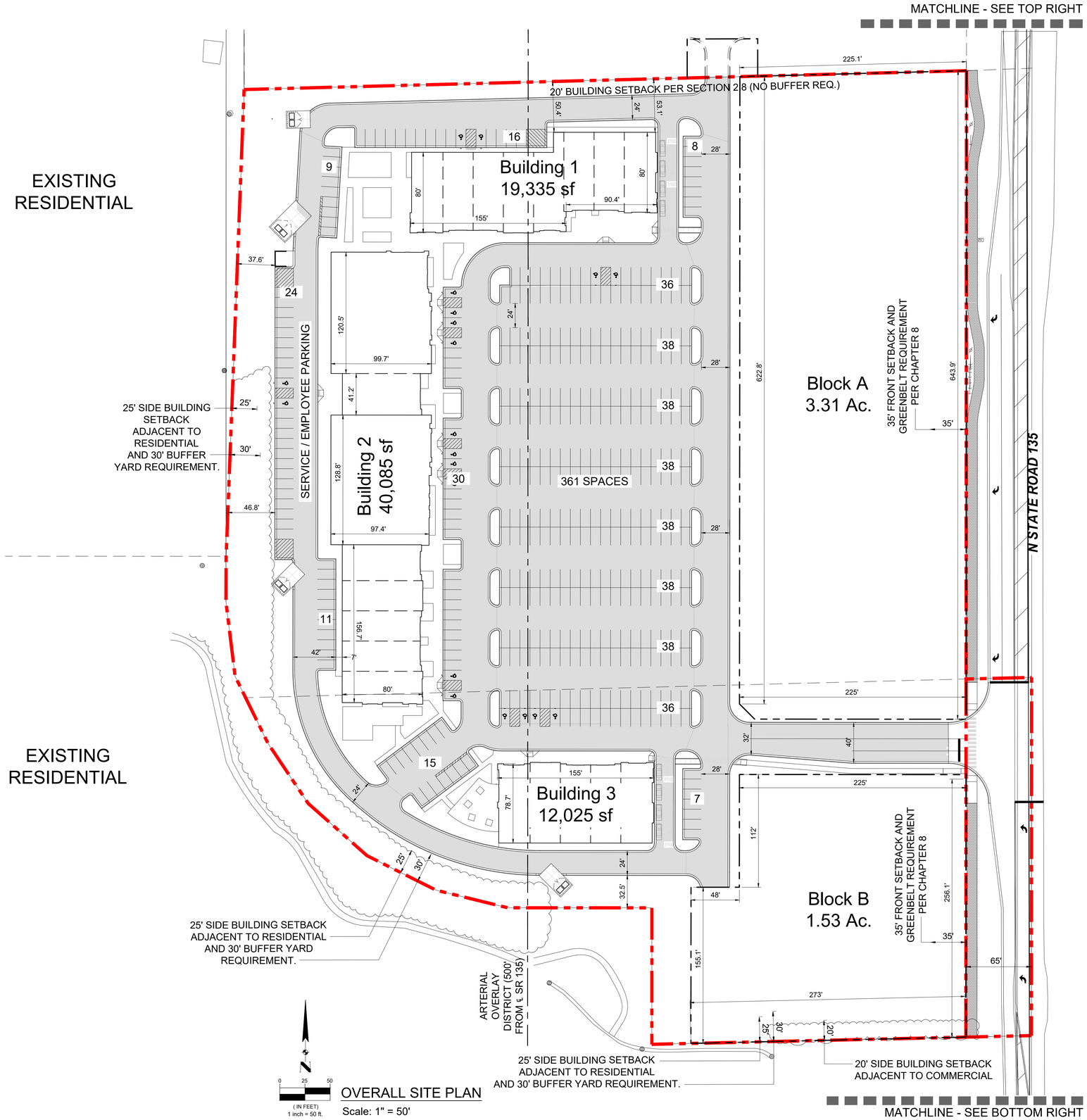
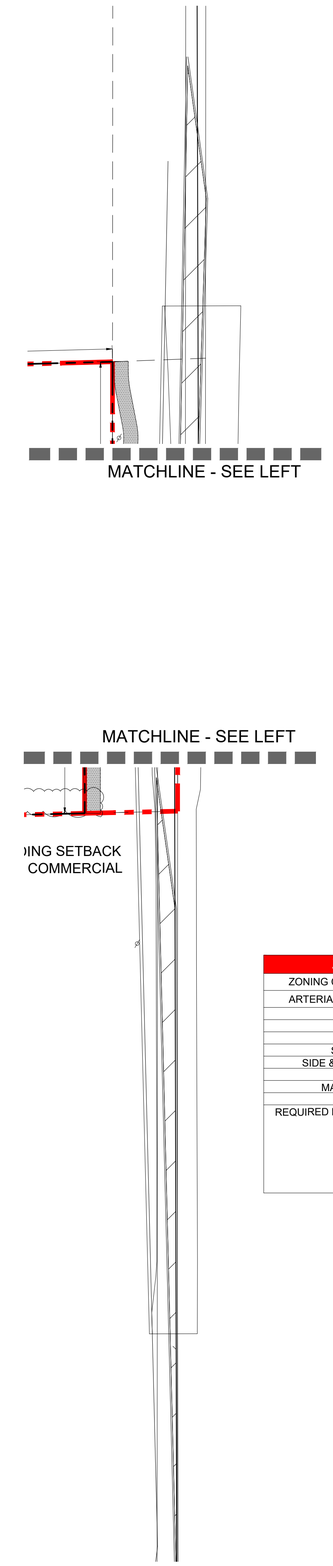


OVERALL SITE PLAN

Scale: 1" = 50'

(IN FEET)
1 inch = 50 ft.



SITE LAYOUT NOTES:

1. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO THE TOWN OF BARGERSVILLE DESIGN STANDARDS AND SPECIFICATIONS.
2. ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.
4. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
6. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
7. ALL EXCAVATED AREAS TO BE SODDED AND / OR SEEDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED / SEEDED AREAS SHALL HAVE A MINIMUM OF 6" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
8. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
9. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
10. ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
11. THE CONTRACTOR SHALL PROTECT EXISTING RIGHT-OF-WAY INFRASTRUCTURE AND BE RESPONSIBLE FOR RESTORATION AS NECESSARY.

ZONING AND DEVELOPMENT INFORMATION	
ZONING CLASSIFICATION: C3 (CHAPTER 2 OF ZONING ORDINANCE)	
ARTERIAL CORRIDOR OVERLAY (CHAPTER 2.8 OF ZONING ORDINANCE)	
MINIMUM STREET FRONTAGE	50' (SECTION 2.4)
MINIMUM SETBACK FROM R.O.W.	35' (SECTION 2.8)
SIDE & REAR ADJACENT TO COMMERCIAL ZONING	20' (SECTION 2.8)
SIDE & REAR YARD ADJACENT TO RESIDENTIAL ZONING	25' (SECTION 2.8)
MAXIMUM HEIGHT OF BUILDINGS AND STRUCTURES	65' (SECTION 2.4)
REQUIRED PARKING SPACES = NO MINIMUM PER CHAPTER 5, SECTION 5.3, C.	
PROPOSED BUILDING AREA	71,445
PROPOSED PARKING SPACES = 371 CUSTOMER / 55 EMPLOYEE (INCLUDES 20 ACCESSIBLE SPACES)	412 (1 per 173 SF)

APPROXIMATE SITE ACREAGE: 14.74 Ac

BUILDING TABLE	
BLDG.	SF
A.	19,335
B.	40,085
C.	12,025
TOTAL	71,445

OUTLOT TABLE	
OUTLOT	ACRE
A.	3.31
B.	1.53
TOTAL	4.84

LEGEND

- PROPERTY BOUNDARY
- EASEMENT/SETBACK
- PROPOSED LIGHT DUTY ASPHALT PAVEMENT SECTION
- MULTI-PURPOSE ASPHALT PATH

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OVERALL SITE PLAN

Somerset Shops
5000 block of N IN-135
Bargersville, Indiana 46106

Certified By

CHRISTOPHER M. HOOK
REGISTERED
INDIANA
PROFESSIONAL ENGINEER

APPROVAL PENDING
NOT FOR CONSTRUCTION

Date: 04/10/2025

811
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23-75-01

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C2.1