

W. 106th STREET

EXISTING BUILDING #4
4715 W 106th STREET

NO IMPROVEMENTS PROPOSED TO EXISTING BUILDING #4

- PROPOSED IMPROVEMENTS FOR EXISTING BUILDING #3:**
- REMOVE EXISTING MANSARD ROOF LINE & RETURN TO STANDARD ROOF LINE WITH 12" OVERHANG SOFFIT
 - NEW ASPHALT SHINGLE ROOF
 - NEW WINDOW OPENINGS & EYEBROW DETAILS OVER WINDOWS
 - NEW STOREFRONT WINDOW SYSTEM & MAIN DOOR

EXISTING DRY DETENTION FACILITY
2-YR STORM ELEV.=885.84
10-YR STORM ELEV.=886.51
100-YR STORM ELEV.=887.49

CONSTRUCTION LIMITS=106 S.F. (0.00± ACRES)

CONSTRUCTION LIMITS=200 S.F. (0.00± ACRES)

CONSTRUCTION LIMITS=1,677 S.F. (0.04± ACRES)

EXISTING BUILDING #1
4735 W 106th STREET

- PROPOSED IMPROVEMENTS FOR EXISTING BUILDING #1:**
- NEW OVERHEAD DRIVE-IN DOOR

- PROPOSED IMPROVEMENTS FOR EXISTING BUILDING #2:**
- NEW ASPHALT SHINGLE ROOF
 - NEW WINDOW OPENINGS & EYEBROW DETAILS OVER WINDOWS
 - NEW STOREFRONT WINDOW SYSTEM & MAIN DOOR
 - NEW PAINT FOR ALL METAL TRIM

EXISTING GRAVEL DRIVE TO BE PAVED WITH FULL DEPTH ASPHALT PAVEMENT (4,443± S.F.)

SAWCUT EXISTING PAVEMENT

EXISTING ASPHALT TRUCK DOCK TO BE REPAIRED/RECONSTRUCTED WITH NEW ASPHALT PAVEMENT (3,883± S.F.)

NOTE

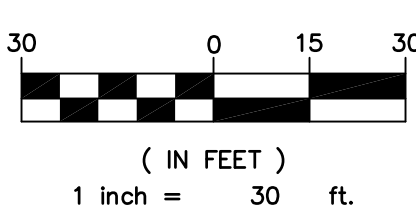
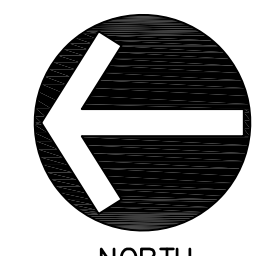
ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, CURB, & SIGNAGE.

UTILITY LOCATE NOTE

INDIANA 811 FAILED TO LOCATE ALL EXISTING UTILITIES ON AND/OR SURROUNDING THE SUBJECT SITE; THEREFORE, CONTRACTOR IS RESPONSIBLE TO LOCATE AND FIELD VERIFY ANY EXISTING UTILITIES BEFORE COMMENCING WITH CONSTRUCTION. CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF THE PROPOSED IMPROVEMENTS INTERFERE WITH ANY EXISTING UTILITY INFORMATION NOT SHOWN ON THESE PLANS.

PLAN NOTES:

- (A) COMBINED CONCRETE CURB & GUTTER (SEE DETAIL 01 SHEET C10.0)
- (B) PROPOSED ASPHALT PAVEMENT (SEE DETAIL 04 SHEET C10.0)
- (C) PROPOSED CONCRETE PAVEMENT (SEE DETAIL 03 SHEET C10.0)
- (D) PROPOSED BOLLARD (SEE DETAIL 03 SHEET C10.0)
- (E) PROPOSED CONCRETE SIDEWALK (SEE DETAIL 03 SHEET C10.0)
- (F) 15 L.F. OF 1' TALL RETAINING WALL TOP=893.0 / BOT=892.0 (SEE DETAIL 03 SHEET C10.0)
- (G) 6" STRAIGHT CURB (SEE DETAIL 03 SHEET C10.0)



LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- SAWCUT LIMITS
- EXISTING EASEMENT
- CONSTRUCTION LIMITS / DISTURBED AREA
- BUILDING SETBACK LINE
- EXISTING CONCRETE
- EXISTING ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED ASPHALT PAVEMENT
- NEW GREENSPACE
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE

EXISTING CONDITIONS NOTE

CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, INCLUDING UTILITIES AND DRAINAGE INFRASTRUCTURE BEFORE COMMENCING WITH CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.

DEVELOPMENT SUMMARY

TOTAL SITE ACREAGE = 6.79 +/- ACRES
6.35 +/- ACRES LESS EXISTING RIGHT-OF-WAY
CONST. LIMITS / DISTURBED AREA = 10,769 S.F. (0.247 ACRES)
CURRENT ZONING = I-1 (INDUSTRIAL)
ADJACENT ZONING:
WEST = ZIONSVILLE / I-2 (INDUSTRIAL)
SOUTH = I-1 (INDUSTRIAL)
EAST = I-1 (INDUSTRIAL)
NORTH = W. 106th STREET / B-3 (COMMERCIAL)

FLOOD NOTE

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" SHADED SUBJECT TO MAP SCALE UNCERTAINTY FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HOWARD COUNTY, INDIANA, COMMUNITY NAME CITY OF KOKOMO, COMMUNITY NUMBER 180093, MAP NUMBER 18067C02090C PANEL NUMBER 0209 C, DATED FEBRUARY 4, 2015.
REFERENCE NIP FIRM MAP #18067C02090C EFFECTIVE DATE: FEBRUARY 4, 2015

TOPOGRAPHIC & BOUNDARY NOTE

ALL EXISTING HORIZONTAL AND VERTICAL INFORMATION HAS BEEN SHOWN PER AN EXISTING CONDITIONS SURVEYS PREPARED BY OTHERS; THEREFORE, CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF ACTUAL HORIZONTAL AND VERTICAL DATA IS DIFFERENT FROM THAT SHOWN ON THESE PLANS. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH CONSTRUCTION.

A.D.A. & HANDICAP NOTE

GRADES ON THE EXISTING ASPHALT PAVEMENT HAVE NOT BEEN FIELD VERIFIED. CONTRACTOR TO INSURE THAT ALL GRADES ARE WITHIN ACCEPTABLE TOLERANCES TO MEET A.D.A. REQUIREMENTS (2.0% MAX. CROSS-SLOPE / 5.0% MAX. LONGITUDINAL SLOPE). THIS APPLIES TO ALL HANDICAP SPACES, ADJACENT "STRIPED" ISLANDS & ACCESS ROUTES TO THE MAIN PUBLIC ENTRANCES. ADDITIONAL ASPHALT WEDGING AND/OR REMOVAL & REPLACEMENT OF EXISTING ASPHALT PAVEMENT & CONCRETE SIDEWALK MAY BE REQUIRED.

SITE LAYOUT NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE. UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB/SIDEWALK, RADI TO BACK OF CURB, WHERE APPLICABLE.
- ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS.
- 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.
- 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.
- ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
- 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.
- ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
- ALL RADI INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
- ALL PARKING SPACE DIMENSIONS ARE TO 9' WIDE BY 20' DEEP UNLESS OTHERWISE SPECIFIED.

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY



OWNER:
COPPERWOOD ENTERPRISES, LLC
5844 S. 800 E.
ZIONSVILLE, INDIANA 46077
ATTN: MIKE GARRISON
(317) 456-2112

ARCHITECT:
DESIGN POINT, INC.
4676 ST. JOHN CIRCLE
ZIONSVILLE, INDIANA 46077
(317) 873-9266
ATTN: GEORGE SMALL

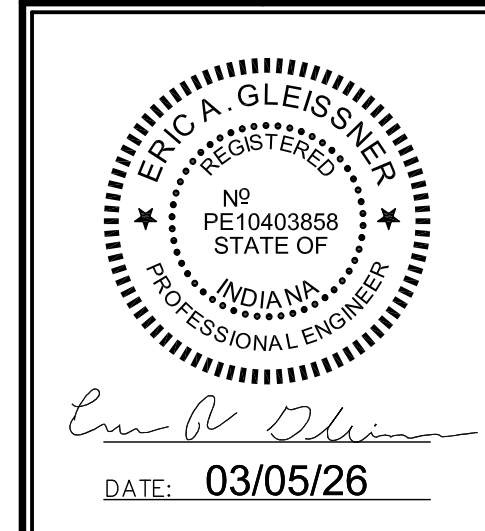
ENGINEER:
CIVIL SITE GROUP, INC.
718 ADAMS STREET
SUITE E
CARMEL, INDIANA 46032
(317) 810-1677

GENERAL CONTRACTOR:
StoneCo CREATIVE CONTRACTORS
FISHERS, INDIANA 46037
ATTN: DAN STONE
(317) 752-3931

SURVEYOR:
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, INDIANA 46060
(317) 773-2644

StoneCo Creative Contractors
Fishers, IN 46037
(317) 752-3931

CIVIL SITE GROUP, INC.
718 Adams Street, Suite E
Carmel, Indiana 46032
Ph: (317) 810-1677



DWN BY: EAG
CHKD. BY: EAG
SCALE: 1" = 30'
DATE: 08/07/25

COPPERWOOD INDUSTRIAL PARK
EXISTING BUILDING RENOVATIONS & SITE REPAIRS
4715 / 4725 / 4735 W. 106th STREET, ZIONSVILLE, IN 46077

DEVELOPMENT PLAN

PROJECT NUMBER
SCC.002

DRAWING NUMBER
C2.0
SHEET 3 OF 11