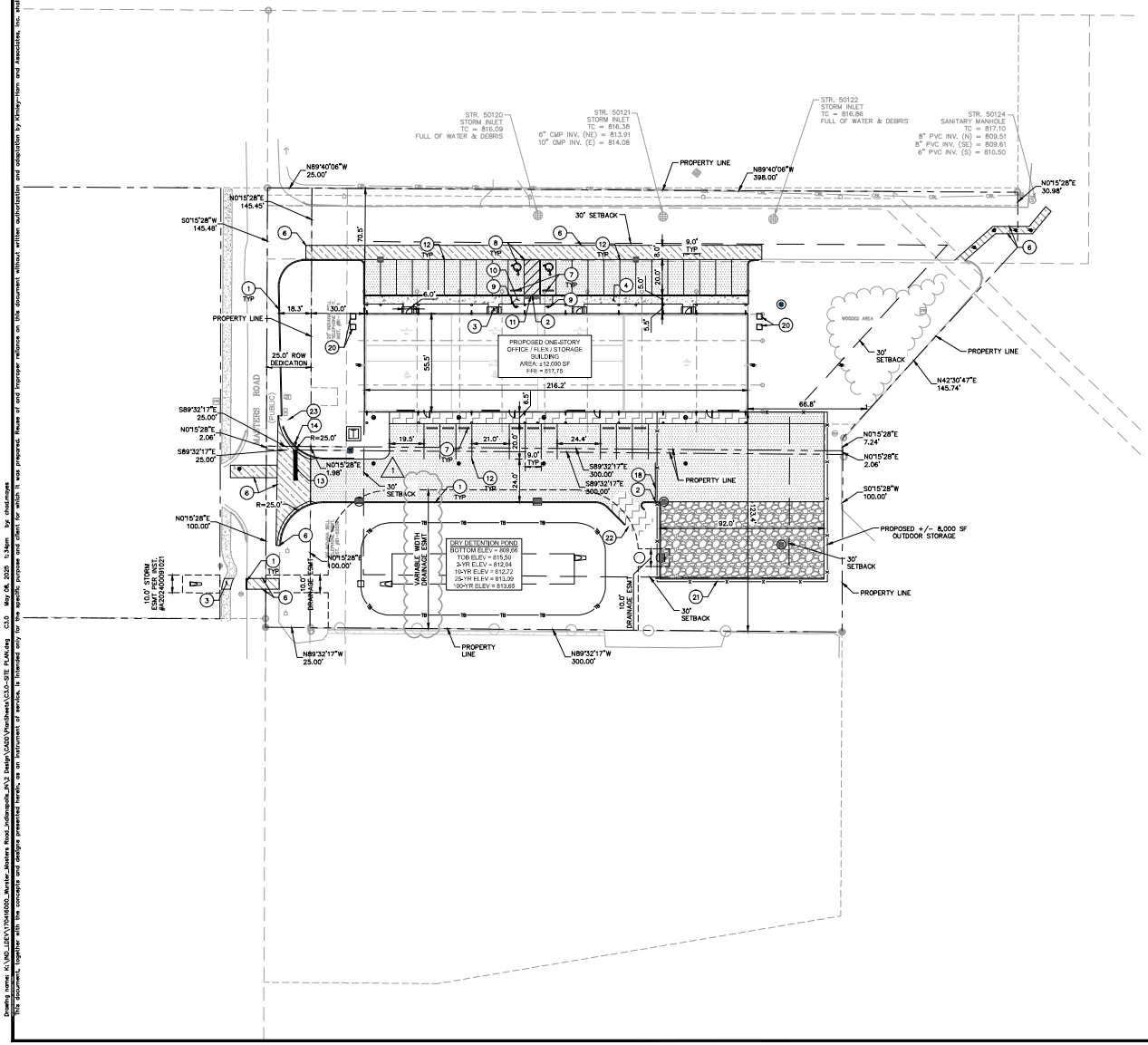

EXISTING LEGEND

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 MAKER	TRAFFIC MANHOLE	TREE / STUMP
SWALE	TS	TOE OF SLOPE
FENCE LINE	TB	TOP OF BANK
SANITARY SEWER	FIB	UNDERGROUND FIBER OPTIC
STORM DRAIN	OHE	OVERHEAD ELECTRICAL
WATER LINE	GAS	UNDERGROUND GAS
TREE LINE	TEL	UNDERGROUND TELEPHONE

BENCHMARKS

ORIGINATING BENCHMARK:

THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITION SYSTEM (GPS) OBSERVATIONS. THE COORDINATE VALUES SHOWN ARE IN THE INDIANA STATE PLANE COORDINATE SYSTEM (EAST ZONE) REFERENCE TO THE 1983 NORTH AMERICAN DATUM UTILIZING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) ADJUSTMENT AS DETERMINED BY NGS (NAD 82 (CORS 96)(EPOCH 2002.0000) AND REPORTED ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). THIS ORTHOMETRIC ELEVATION WAS COMPUTED USING GEOID18.

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

TBM #1 MAG'NAIL IN WASHER IN CENTER OF MASTERS ROAD 4.88 FEET NORTH OF THE SOUTHWEST CORNER OF PARCEL 2.
ELEV.= 816.12 NAVD 88

TBM #2 MAG'NAIL IN CENTER OF MASTERS ROAD AT THE NORTHWEST CORNER OF PARCEL 1.
ELEV.= 816.66 NAVD 88

TBM #3 MAG'NAIL IN WASHER IN ASPHALT PARKING LOT 1.52 FEET SOUTH AND 0.54 FEET EAST OF THE NORTHEAST CORNER OF PARCEL 2.
ELEV.= 815.57 NAVD 88

PAVING LEGEND

- STANDARD 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
- GRAVEL — SEE CONSTRUCTION DETAILS FOR GRAVEL SECTION

SITE SUMMARY

SITE ZONING	=	I2
SITE ACREAGE	=	2.04 AC.±
BUILDING AREA	=	12,000 SF
BUILDING HEIGHT	=	27.30' FT
PARKING SPACES (STANDARD) REQUIRED	=	8 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	=	1 SPACES
PARKING SPACES (STANDARD) PROVIDED	=	30 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	2 SPACES
TOTAL PARKING SPACES PROVIDED	=	32 SPACES

KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. DEPRESSED CONCRETE CURB AND GUTTER (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. COMBINED CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
5. CONCRETE CURB AND GUTTER (SEE DETAILS)
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
8. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
9. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
10. ACCESSIBLE RAMP (SEE DETAILS)
11. 2' WIDE TACTILE WARNING STRIP
12. 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
13. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
14. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
15. CONCRETE BOLLARD, TYP. (SEE DETAILS)
16. TRANSFORMER PAD (REFER TO UTILITY PROVIDER)
17. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
18. 20' MANUAL ROLLING GATE (BY OTHERS)
19. 3-FT TRANSITION CURB (SEE DETAILS)
20. CONDENSER UNIT
21. FENCE (SEE DETAILS)
22. TRASH ENCLOSURE (SEE ARCH DETAILS)
23. 2' CURB TURNOUT (SEE DETAILS)

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 ### ### ###

No.	REVISIONS	DATE	BY
1	CEG WATER & SANITARY COMMENTS	3/12/2025	CAN

Kimley»Horn
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INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: CAN
DRAWN BY: MRC
CHECKED BY: CSM

CHAD STEVEN MAYES
REGISTERED
No. PE11700282
STATE OF INDIANA
PROFESSIONAL ENGINEER
5/8/2025

WURSTER CONSTRUCTION

SITE PLAN

MASTERS ROAD DEVELOPMENT
8333 MASTERS ROAD
INDIANAPOLIS, IN 46250

ORIGINAL ISSUE: 02/26/2025
KHA PROJECT NO. 170416000
SHEET NUMBER
C3.0

Drawing name: K:\IND_LDEV\170416000_Wurster_Masters Road_Indianapolis_IN\2 Design\CADD\PlanSheets\C3.0-SITE PLAN.dwg C3.0 May 08, 2025 1:34pm by chad.mayes
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