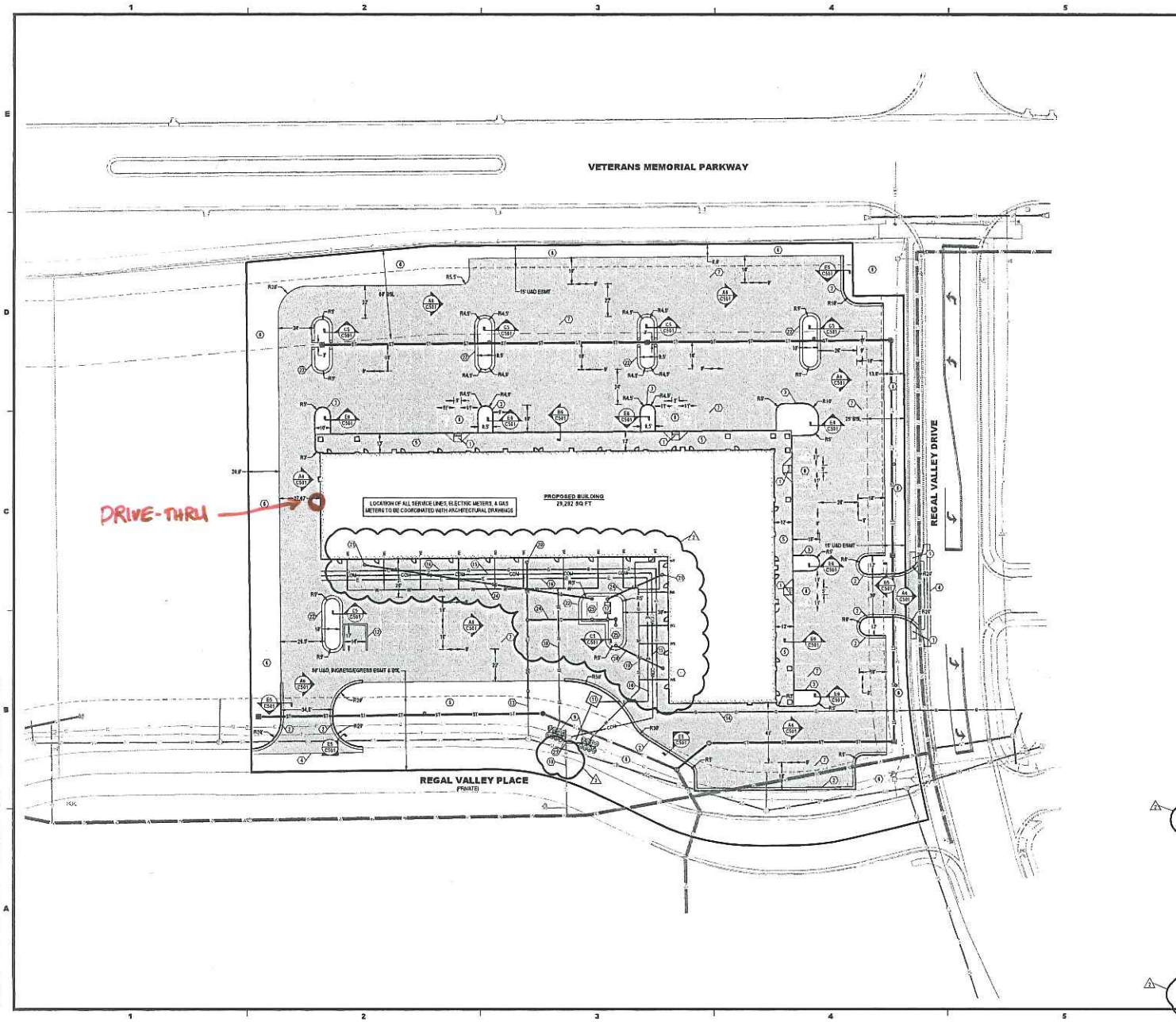

SITE DATA

LEGAL DESCRIPTION

LOT NUMBERED FOUR (4) IN VALLEY LAKES SHOPPES SUBDIVISION AS PER THE PLAT THEREOF, RECORDED AS DOCUMENT NUMBER 03039787 ON JULY 25, 2003.

LOT NUMBERED THREE (3) IN VALLEY LAKES SHOPPES SUBDIVISION AS PER THE PLAT THEREOF, RECORDED AS DOCUMENT NUMBER 201313609350 ON APRIL 29, 2013.

PARKING

USE	SQ FT	PARKING RATE	SPACE REQUIRED
RESTAURANT	13,000	1/100 SQ FT	130 SPACES
GENERAL BUSINESS	16,292	1/200 SQ FT	82 SPACES
TOTAL SPACES PROVIDED = 215 (8 HANDICAP)			

LOT COVERAGE

USE	SQ FT	PERCENTAGE
IMPERVIOUS	131,997/166,007	80%
VEGETATED	34,020/166,007	20%

SITE NOTES

1. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY SERVICES AND ALL RELATED WORK WITH THE APPROPRIATE UTILITY SERVICE PROVIDER AND/OR AGENCY.
2. ALL RADII ARE DIMENSIONED TO THE BACK OF CURB OR THE EDGE OF PAVEMENT WHEN CURB IS NOT PRESENT.

KEYNOTE INDEX

1. CURB RAMP
2. 24" CHAIRBACK CURB AND GUTTER
3. 6" STAND CURB
4. SAW CUT & LAP JOINT
5. CONCRETE SIDEWALK
6. TOPSOIL SHALL BE RE-SPREAD IN ALL LAWN/LANDSCAPE AREAS, REFER TO LANDSCAPE PLAN AND STORMWATER POLLUTION PREVENTION PLAN FOR FURTHER INFORMATION.
7. 4" WIDE WHITE PAVEMENT MARKING
8. 16 ACCESSIBLE PARKING STRIPING TO BE IN ALL ACCESSIBLE AND TO BE PAINTED AT 45° ANGLE WITH 24" BETWEEN STRIPING.
9. 16 WATER METER PITS (15 - 1" DOMESTIC METERS & 1 - 1" IRRIGATION METER)
10. EXISTING 8" WATER SERVICE
11. 3'x4' ELECTRIC TRANSFORMER PAD
12. DUMPSTER ENCLOSURE (REFER TO ARCHITECTURAL PLANS)
13. EXISTING 8" SANITARY SEWER LATERAL
14. 4" PVC CONDUIT (GAS)
15. 2 - 4" PVC CONDUIT REQUIRED (TELE & CATV)
16. 4" PVC CONDUIT (ELEC)
17. 1,000 GALLON GREASE TRAP
18. 7 - 3/4" WATER SERVICE LINES
19. 8 - 3/4" WATER SERVICE LINES
20. PROPOSED SANITARY SEWER CONNECTION. COORDINATE BUILDING CONNECTION WITH ARCHITECTURAL DRAWINGS.
21. PROPOSED GREASE LINE CONNECTION. COORDINATE BUILDING CONNECTION WITH ARCHITECTURAL DRAWINGS.
22. 24" ROLL CURB AND GUTTER
23. 3'x4' TEST FOR WATER METER TAPS
24. GREASE TRAP LINE
25. FUTURE GREASE TRAP (DELIVERLY LINES INSTALLED WITH THIS PROJECT)

TBIND Design Services Corporation
Engineering • Surveying
Environmental • Construction Management
105 North 18th Street • Lafayette, Indiana
phone: (765) 742-1000 • fax: (765) 742-1005
www.tbindesign.com

CERTIFIED BY:

Preliminary
05/30/2013 8:52:32 AM

MARKET SOUTH
LOTS 3 & 4 - VALLEY LAKES SHOPPES

MARKET SOUTH, LLC
250 MAIN STREET, SUITE 590
LAFAYETTE, IN 47901

MARK	DATE	DESCRIPTION
2	05-28-13	SITE PLAN REVISIONS
1	05-02-13	UPDATE PLAN VIEW
	05-02-13	CONSTRUCTION PLAN BID SET

PROJECT NO: 13002
FILE: 13002-SITE.DWG
DRAWN BY: NMB
CHECKED BY: JRF
LOCATION: A PART OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 22 NORTH, RANGE 4 WEST, WEA TOWNSHIP, TIPPECANOE COUNTY, INDIANA

TITLE:
SITE & UTILITY PLAN

C101