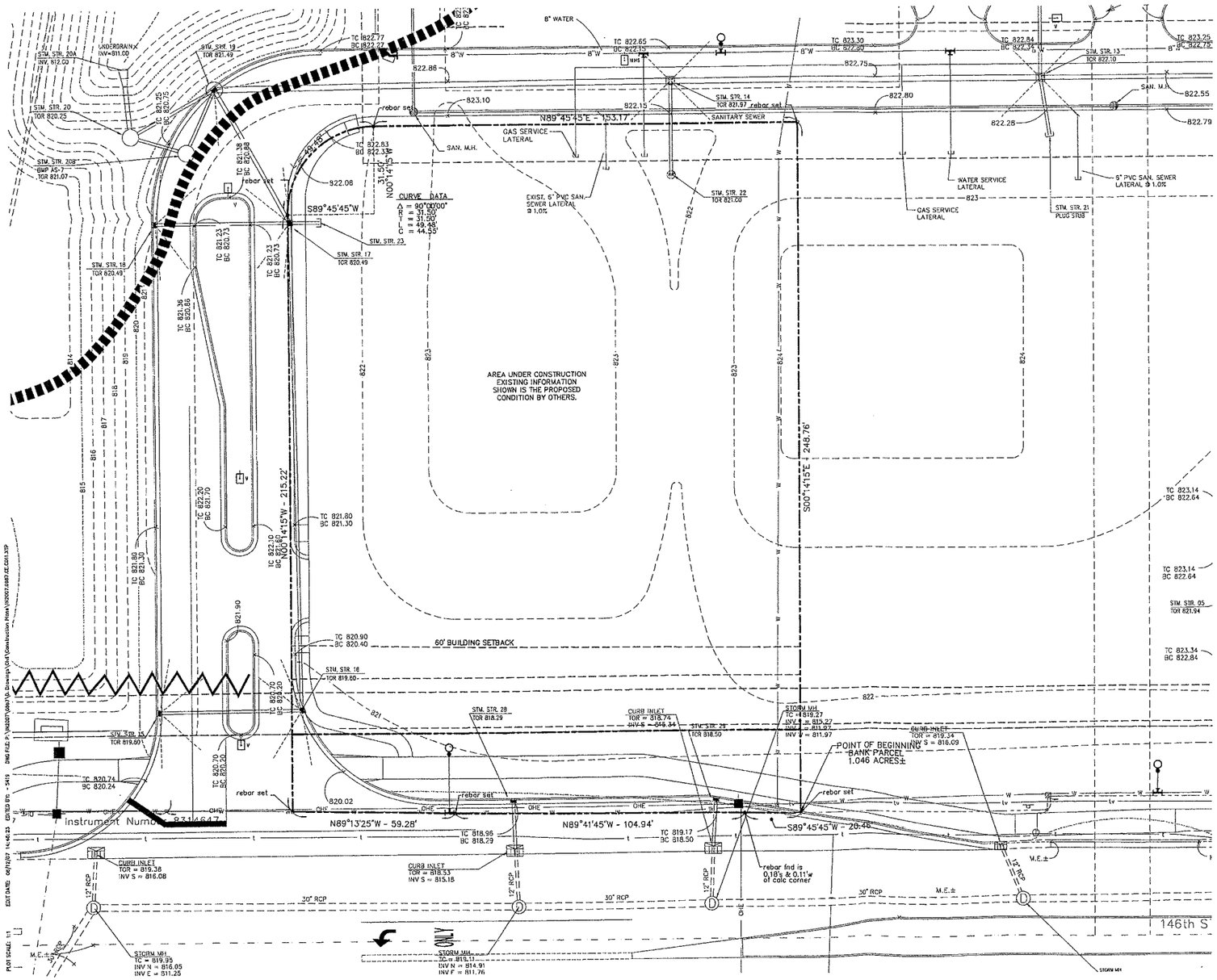


Cool Creek Development
Bank Parcel
Created: May 7, 2007

Part of the Southeast Quarter of Section18, Township 18 North, Range 4 East in Washington Township, Hamilton County, described as follows:

Commencing at the Southeast Corner of the Southeast Quarter of said Section 18; thence South 89 degrees 45 minutes 45 seconds West (an assumed bearing) 1,209.84 feet along the South Line of the Southeast Quarter of said Section 18 to the eastern boundary line of the 0.165 acre tract of land described within Instrument Number 9709733807 of the Hamilton County Recorder's Office; thence North 00 degrees 14 minutes 15 seconds West 49.86 feet along the eastern boundary line of said 0.165 acre tract to the northern right-of-way line of 146th Street, the following six (6) courses are along the northern right-of-way line of 146th Street; 1) thence South 89 degrees 45 minutes 45 seconds West 418.44 feet; 2) thence South 03 degrees 48 minutes 39 seconds West 4.88 feet; 3) thence South 89 degrees 45 minutes 45 seconds West 90.20 feet to the POINT OF BEGINNING of this description; 4) thence South 89 degrees 45 minutes 45 seconds West 20.48 feet; 5) thence North 89 degrees 41 minutes 45 seconds West 104.94 feet; 6) thence North 89 degrees 13 minutes 25 seconds West 59.28 feet; thence North 00 degrees 14 minutes 15 seconds West 215.22 feet to a point of curvature to the right, said point being located South 89 degrees 45 minutes 45 seconds West 31.50 feet from the radius point of said curve; thence Northeasterly 49.48 feet along said curve to its point of tangency, said point being located North 00 degrees 14 minutes 15 seconds West 31.50 feet from the radius point of said curve; thence North 89 degrees 45 minutes 45 seconds East 153.17 feet; thence South 00 degrees 14 minutes 15 seconds East 248.76 feet to the POINT OF BEGINNING containing 1.046 acres, more or less.

BENCH INFORMATION

ACE TBM 50	ELEV - 824.79
CUT "X" W. BOLT TRP AT NW CORNER OF SOUTH ENTRANCE TO LOWES ON 146th STREET RAMP.	
ACE TBM 501	ELEV - 836.66
CHISELED "X" W. BOLT FIRE HYDRANT, 15'± E. OF E. FACE OF KOHL'S AND 200'± S. OF SE CORNER OF KOHL'S.	
ACE TBM 201	ELEV - 823.74
CHISELED "X" NW BOLT FIRE HYDRANT, 57'± S. OF SE CORNER STEIN MART.	
ACE TBM 200	ELEV - 822.88
CHISELED "O" TOP OF CONC ROLL CURB AT TIP OF MEDIAN ON ℄ OF VILLAGE PARK E. DRIVE. (ENTRANCE TO VILLAGE PARK ESTATES).	

NOTE:
CERTIFICATION OF THIS PLAN SET DOES NOT INCLUDE ANY BOUNDARY, EASEMENTS, UTILITIES OR ANY OTHER EXISTING INFORMATION SHOWN HEREON. CONTRACTOR TO FIELD VERIFY ALL UTILITY LOCATIONS, SIZES AND DEPTHS. CONTRACTOR TO FIELD VERIFY ALL EXISTING ELEVATIONS.

CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

1-800-382-5544
CALL TOLL FREE
- INDIANA UNDERGROUND -

7280 SHADELAND STATION
INDIANAPOLIS, IN 46256-3957
TEL 317.547.5580 FAX 317.543.0270
www.structurepoint.com
AMERICAN STRUCTUREPOINT INC.

WILLIAM A. BUTZ JR. REGISTERED No PE10606045 STATE OF Indiana PROFESSIONAL ENGINEER
5.3.07
CERTIFIED BY

EXISTING TOPOGRAPHY

PREPARED FOR:
BRENNER DESIGN
103 EAST MARKET STREET
INDIANAPOLIS, INDIANA 46204

PROJECT:
NATIONAL BANK OF INDIANAPOLIS AT COOL CREEK
146th STREET & COOL CREEK
INDIANAPOLIS, INDIANA

DATE:	05/04/07
DRAWN BY:	JMS
CHK'D BY:	WAB
JOB NO.	IN2007.0667

REVISIONS

SHEET NO.
C1.1
OF

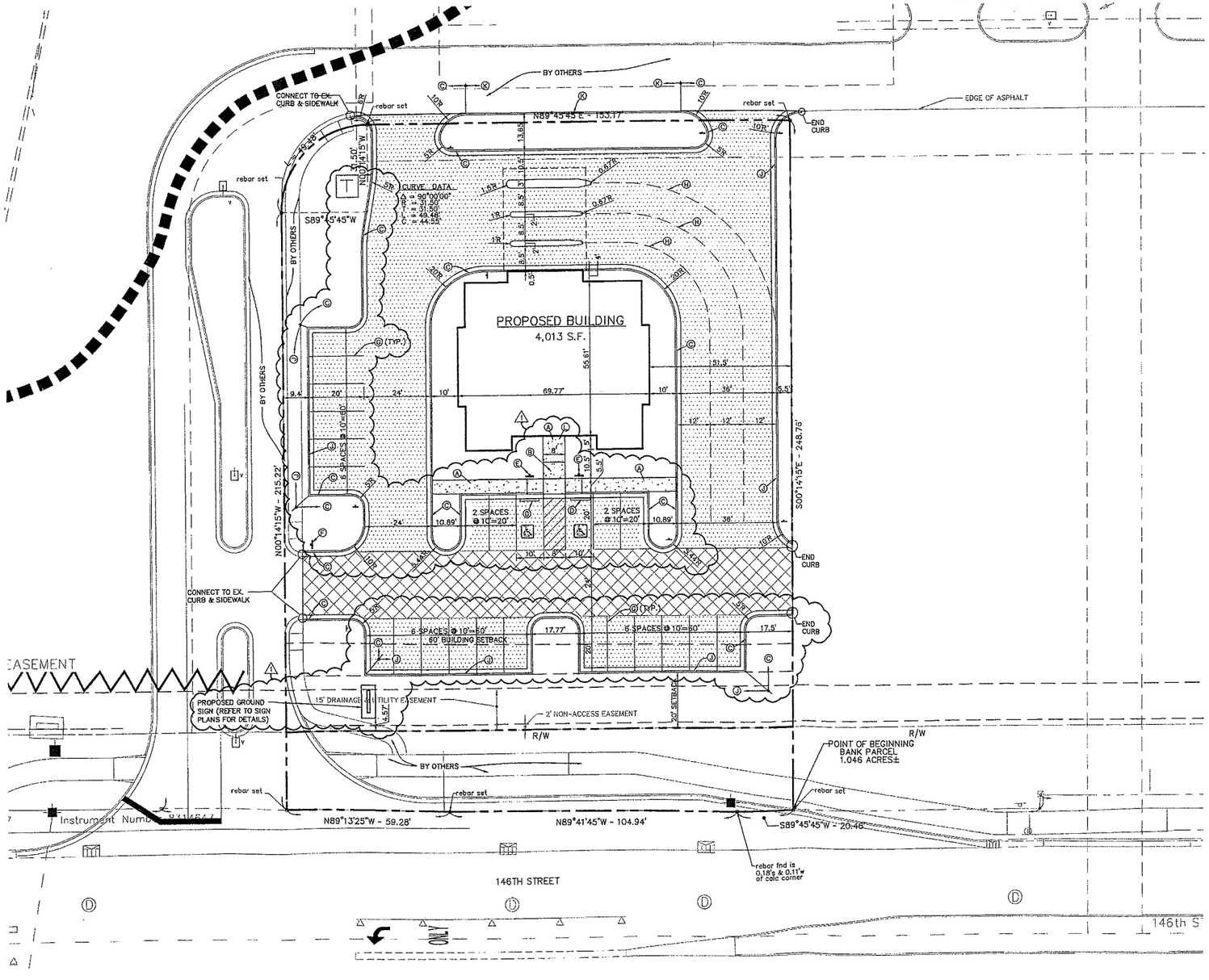
IN2007.0667 CR C01 YTP

PROPOSED SITE LEGEND

- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- RIGHT OF WAY PAVEMENT
- CONCRETE
- (A) SIDEWALK
- (B) TYPE "K" MODIFIED ADA RAMP
- (C) CONCRETE CURB AND GUTTER TYPE III
- (D) CONCRETE PARKING BARRIER
- (E) ADA PARKING SIGN
- (F) STOP SIGN
- (G) 4" SOLID WHITE, PAINT LINE
- (H) 4" DASHED WHITE, PAINT LINE
- (J) CONCRETE CURB AND GUTTER TYPE II
- (K) 6" CONCRETE CURB
- (L) SIDEWALK SCORING (SEE DETAIL)
- HANDICAP ACCESSIBLE PARKING SPACE

EXISTING LEGEND

- MANHOLE
- FIRE HYDRANT
- TREE
- REBAR FOUND
- DRAINAGE MANHOLE
- GUY WIRE
- POWER POLE
- ELECTRIC METER BOX
- SANITARY MANHOLE
- STAND PIPE
- COMBINATION POLE
- PINE
- RIGHT OF WAY MONUMENT
- WATER VALVE
- POST
- CLEAN OUT
- AIR CONDITIONER
- TELEPHONE CROSS BOX
- GAS METER
- WATER METER
- SIGN
- MAILBOX
- BEEHIVE INLET
- TELEPHONE PEDESTAL
- BENCH MARK
- CURB INLET
- GROUND LIGHT
- GAS VALVE
- TV PEDESTAL
- TELEPHONE MANHOLE
- POLE
- MAG NAIL SET
- VENT
- YARD LIGHT
- BRACE POLE
- METAL END SECTION
- LIGHT POLE
- DETECTOR HOUSING
- TRANSFORMER
- TRAFFIC HANDHOLE
- TRAFFIC POLE
- WELL
- INLET
- ELECTRIC PEDESTAL
- BUSH
- ELECTRIC HANDHOLE
- TELEPHONE POLE
- WATER MANHOLE
- SPRINKLER CONTROL VALVE



0' 20' 40'

SCALE: 1"=20'

PARKING ANALYSIS

BANK

REQUIRED PARKING 1/300 SFT 14
HANDICAP PARKING PROVIDED 2
STANDARD PARKING - 10'X20' 22
24

SITE NOTES

1. ALL WORK TO CONFORM TO STATE AND LOCAL REGULATIONS.
2. ALL PARKING STRIPES ARE TO BE 4" PAINTED (WHITE). HANDICAPPED ACCESS AISLES SHALL BE 4" PAINTED (BLUE).
3. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, UNLESS NOTED OTHERWISE.
4. ALL DIMENSIONS ARE TO FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
5. ALL DIMENSIONS ARE PARALLEL WITH, OR PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
7. PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
8. ALL EXCAVATED AREAS SHALL BE SEEDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEW SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOP SOIL.
9. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
10. 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 ASPHALT.
11. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR MATERIAL.
12. ALL ASPHALT TO BE IN ACCORDANCE WITH I.N.D.O.T. STANDARD SPECIFICATIONS RELATIVE TO MATERIAL, MIX, PLACEMENT AND WORKMANSHIP.
13. CHAMFER ENDS OF ALL CURBS.
14. SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
15. ALL SIDEWALKS SHALL COMPLY WITH A.D.A. STANDARDS, MAX. CROSS SLOPE OF 1/4"/FT. & MAX. SLOPE OF 1:20.
16. EXISTING PAVEMENT TO BE SAWCUT IN ALL AREAS WHERE INDICATED NEW PAVEMENT TO JOIN EXISTING.
17. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION

NOTE:
DECORATIVE SIGNS, SPRINKLER SYSTEMS, TREES, LANDSCAPING MOUNDS, FENCES, LIGHT POLES OR OTHER SUCH AMENITIES ARE NOT PERMITTED IN THE RIGHT-OF-WAY.

NOTE:
ALL SIGNS SHOWN TO BE BY SIGN CONTRACTOR AND INSTALLED PER SIGNAGE PLAN. SIGNS SHOWN HERE ARE FOR REFERENCE ONLY.

CAUTION !!

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PROJECT:
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146th STREET & COOL CREEK
INDIANAPOLIS, INDIANA

SITE PLAN

DATE:	06/04/07
DRAWN BY:	JMS
CHK'D BY:	WAB
JOB NO.	IN2007.0667

REVISIONS	
1 PER TAC	07/03/07

SHEET NO.
C2.1
OF

IN2007.0667 SP COOL CREEK

PLOT DATE: 1:1 EDIT DATE: 07/02/07 13:55:10 EDITED BY: - STROL DWG FILE: P:\IN2007\0667\Dwg Drawings\Civil\Construction Plans\IN2007.0667 CC-0201.dgn

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Signage - ~~BDI~~ NBI; DITCH Rd

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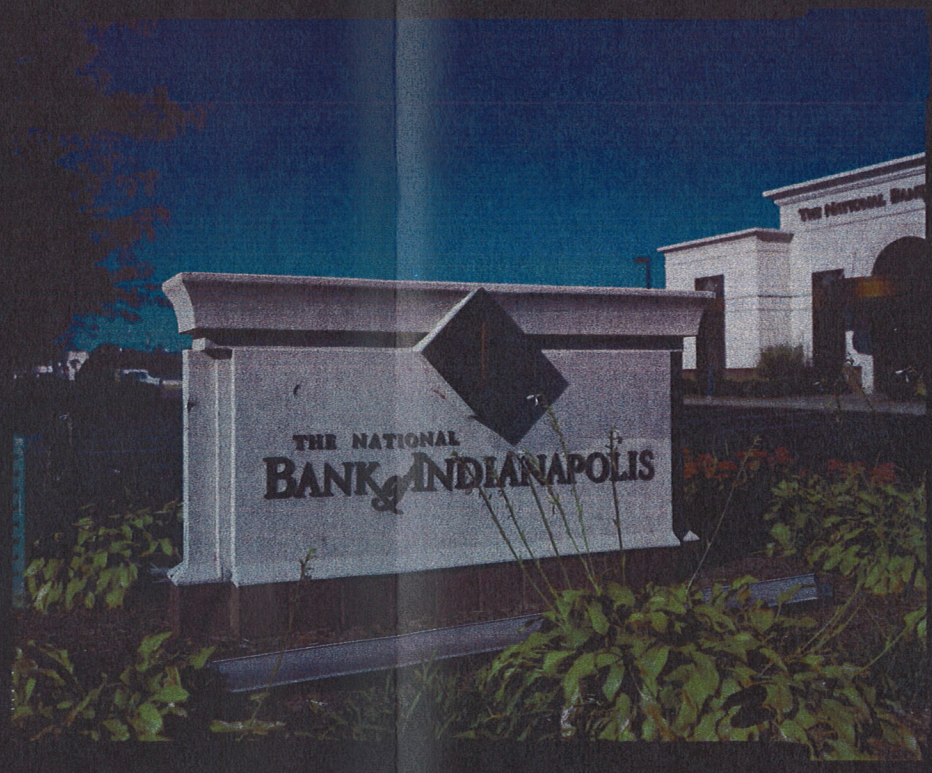

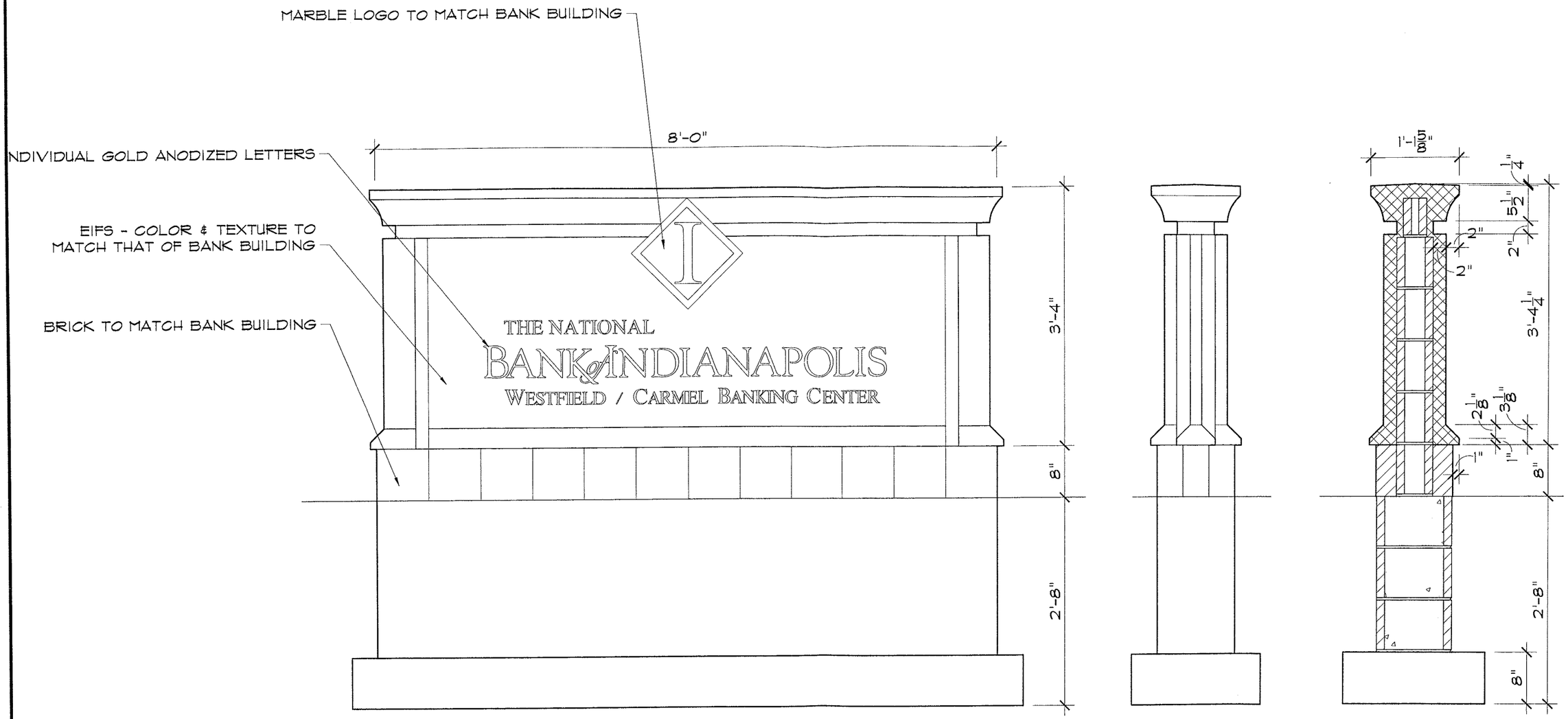

Monument Signage

SCALE: 3/4" = 1'-0"

SHEET NO.

15 Oct 07

THE NATIONAL BANK OF INDIANAPOLIS
COOL CREEK VILLAGE
2714 E. 146TH STREET
CARMEL, IN 46033

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