

SITE DATA

SITE: ±81.86 ACRES
 ZONED: NORTHPOINT PUD: COMMERCE PARK; DISTRICT 2
 USE: COMMERCIAL WAREHOUSE/DISTRIBUTION

MINIMUM LOT AREA: 1 ACRE
 MINIMUM LOT WIDTH: 70'
 MAXIMUM BUILDING HEIGHT: 60'

FRONT BUILDING SETBACK: 200' (GRASSY BRANCH)
 30' (196TH STREET)

SIDE BUILDING SETBACK: 10'
 REAR BUILDING SETBACK: 10'

BUILDING COVERAGE: 26%

PARKING SUMMARY

PROPOSED

STANDARD PARKING SPACES = 328 SPACES
 TRAILER PARKING SPACES = 114 SPACES
 OVER THE ROAD WAITING AREA = 20 SPACES
 TRACTOR PARKING SPACES = 168 SPACES

FUTURE

STANDARD PARKING SPACES = 155 SPACES
 TRAILER PARKING SPACES = 43 SPACES
 OVER THE ROAD WAITING AREA = 14 SPACES
 OVER THE ROAD DROP LOT = 64 SPACES
 TRACTOR PARKING SPACES = 210 SPACES

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
*SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
- HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
*SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
- RIGHT-OF-WAY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
*SEE ARCHITECTURAL PLANS FOR SCOURING PATTERN
- 8-FT ASPHALT TRAIL
REFER TO WESTFIELD STANDARD DETAILS

GENERAL NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.
- OWNER HAS SUBMITTED FOR AND OBTAINED THE FOLLOWING SITE RELATED PERMITS:
 AGENCY: CITY OF WESTFIELD; PERMIT #: 1811-ODP-17
 OVERALL DEVELOPMENT PLAN; 1811-SPP-17
 PRIMARY PLAT; ORD.19-57
 PUD AMENDMENT
- OWNER HAS SUBMITTED FOR AND IS IN THE PROCESS OF OBTAINING THE FOLLOWING SITE RELATED PERMITS:
 AGENCY: CITY OF WESTFIELD; PERMIT #: TBD
 DETAILED DEVELOPMENT PLAN; TBD
 SECONDARY PLAT; TBD
 SECONDARY PUD AMENDMENT; TBD

BENCHMARKS

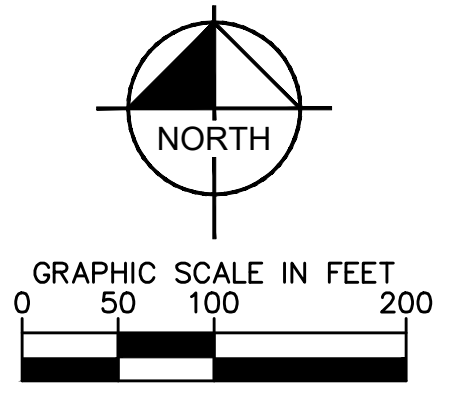
SITE BENCHMARKS:
 (LOCATIONS SHOWN ON SURVEY)

TBM #1 COTTON GIN SPINDLE, 1.15' UP SOUTH SIDE OF POWER POLE #301-07.10, ON NORTH INTERSECTION OF 196TH STREET AND FLIPPINS ROAD
 ELEVATION=894.55

TBM #2 RAILROAD SPIKE, 1.2' UP SOUTH SIDE OF POWER POLE 075-375, ON NORTH SIDE OF 196TH STREET, SOUTHWEST OF RESIDENCE
 ELEVATION=893.78

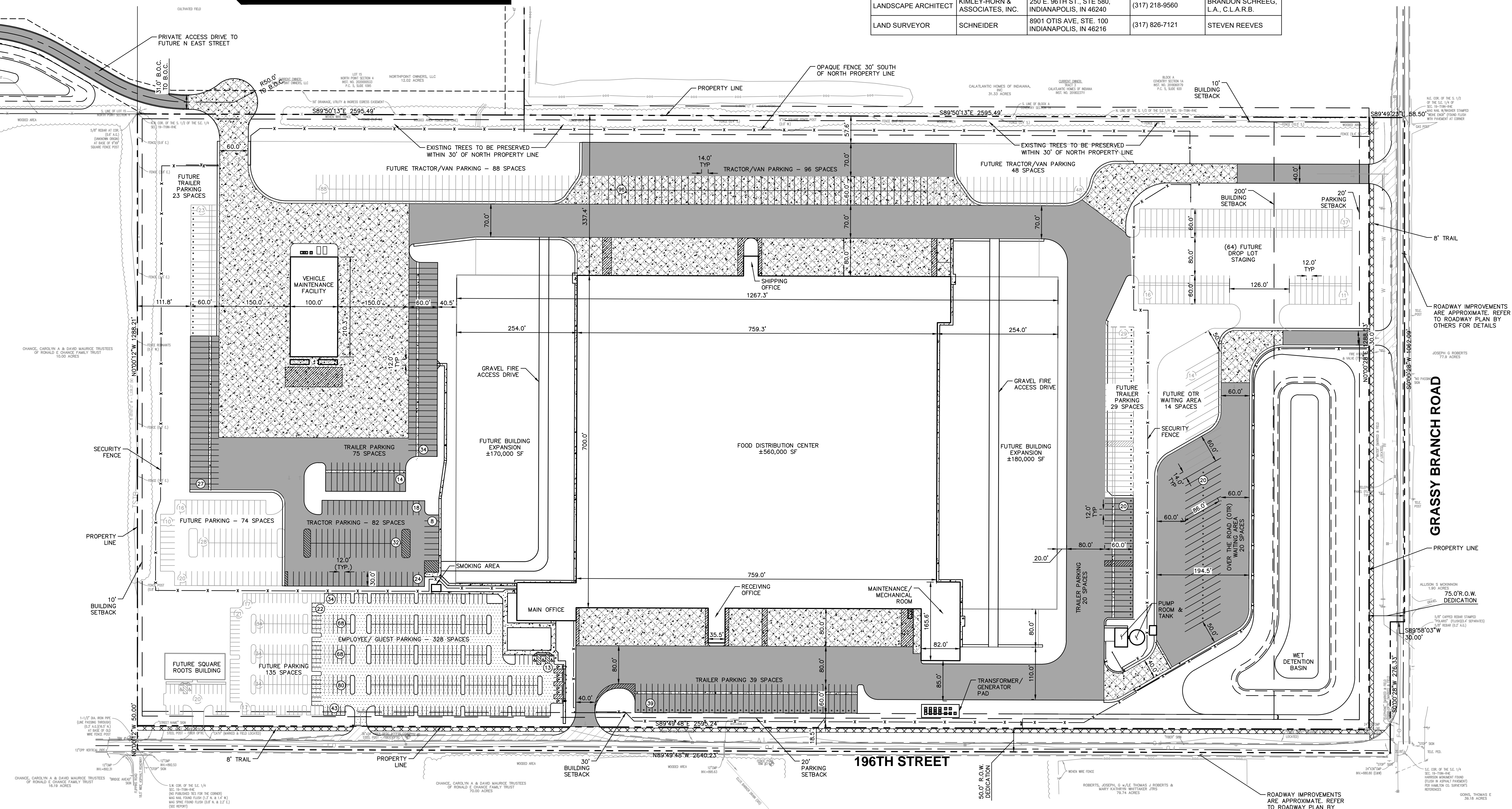
TBM #3 COTTON GIN SPINDLE, 1.4 FEET UP NORTH SIDE OF FENCE POST ON SOUTH SIDE OF 196TH STREET, 1/4 MILE WEST OF GRASSY BRANCH ROAD.
 ELEVATION=897.00

Indiana Utilities Protection Service



PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER/EMAIL	CONTACT
OWNER	PINNACLE REALTY SERVICES	1300 GEZON PARKWAY, SW WYOMING, MI 49509	(616) 260-3297	ADAM CROCKER
DEVELOPER	TIPPMANN CONSTRUCTION	9009 COLDWATER ROAD, FORT WAYNE, IN 46825	(260) 490-3000	JASON BRANSTETER AIA, LEED AP
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 218-9560 bryan.sheward@kimley-horn.com	BRYAN SHEWARD, P.E.
LANDSCAPE ARCHITECT	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 218-9560	BRANDON SCHREEG, L.A., C.L.A.R.B.
LAND SURVEYOR	SCHNEIDER	8901 OTIS AVE, STE. 100 INDIANAPOLIS, IN 46216	(317) 826-7121	STEVEN REEVES



Drawing name: K:\INDIA\170021006_Tipmann_GFS_Westfield_IN2_Design\CADD\Exhibits\170021006_GFS_PUD-Amendment_2020-11-31.dwg C3.0 Jun 31, 2020 1:08pm by bryan.sheward
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SCALE: AS NOTED
 DESIGNED BY: NPK
 DRAWN BY: NAB
 CHECKED BY: BAS
 REVISIONS: No. DATE BY

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 INDIANAPOLIS, IN 46240
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BRYAN ALLEN SHEPHERD
 REGISTERED PROFESSIONAL ENGINEER
 APPROVAL NOT FOR CONSTRUCTION

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OVERALL SITE PLAN
 GORDON FOOD SERVICE DEVELOPMENT
 NWC 196TH ST & GRASSY BRANCH RD
 WESTFIELD, IN 46074

ORIGINAL ISSUE: 01/31/2020
 KHA PROJECT NO. 170021006
 SHEET NUMBER C3.0