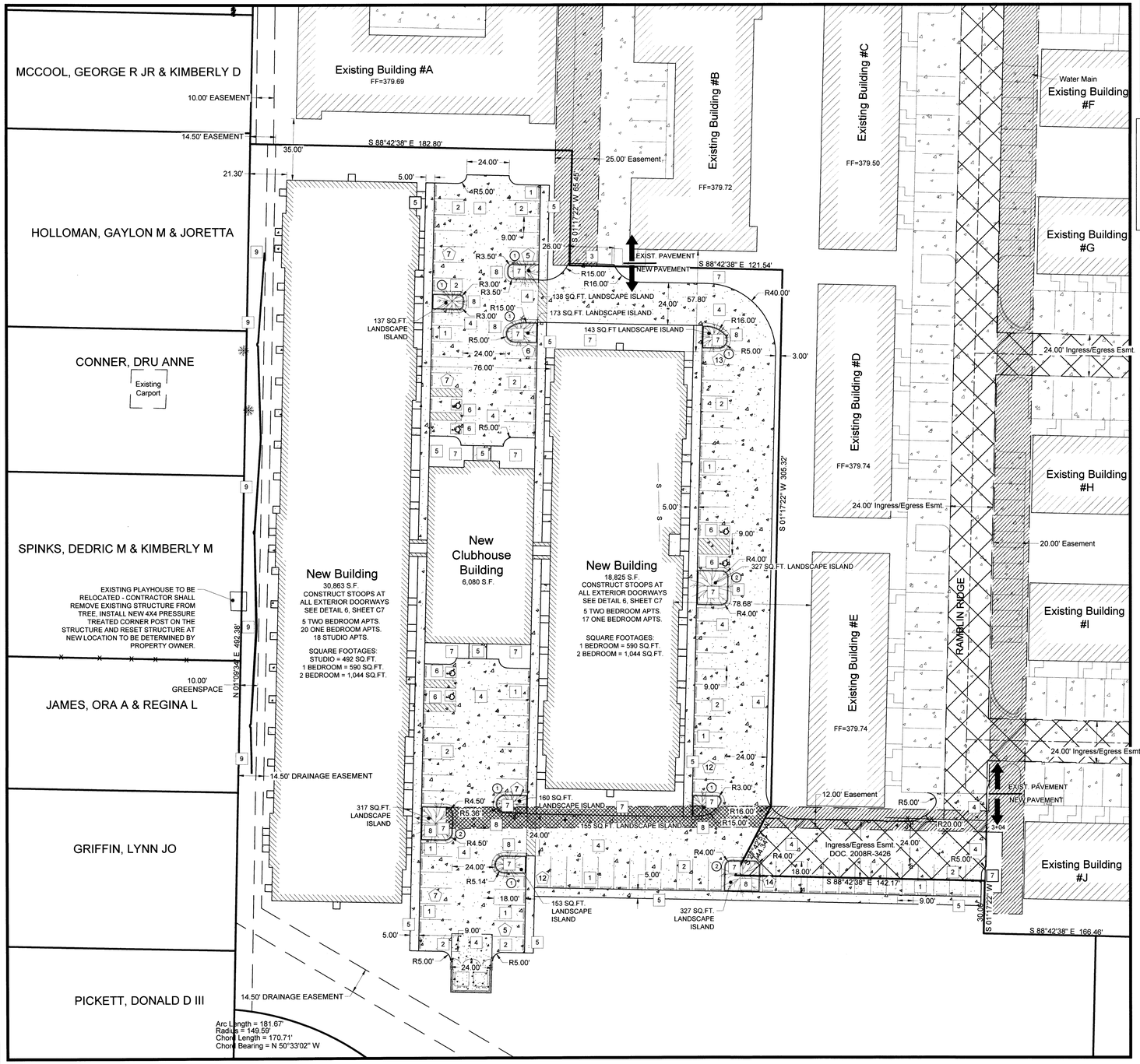


Legend

W	Water Line	MH	Storm Sewer Manhole
(	Sanitary Sewer Main	S	Sanitary Sewer Manhole
X	Fence	WM	Water Meter
470	Existing Contours		Water Valve
UGE	Underground Electric		Utility Pole
S	Storm Sewer	470.0	Grade point
	Limits of Pavement Removal	9	Number of Parking Spaces
OHE	Overhead Utility Lines	TBR	To Be Removed
GAS	Gas Lines	TBR	To Be Removed
	Swale	TC	Top of Curb
	Benchmark	PV	Pavement
	Iron Pin Found	ME	Match Existing
	Iron Pin Set		
	Bollard		
	Soil Boring Location		
	Air Conditioner		
CO	Sanitary Sewer Cleanout		
GM	Gas Meter		
	Storm Sewer Curb Inlet		
	Storm Sewer MH/Open Lid		
	Light Pole or Traffic Light		
	Sign		

Existing Concrete

New Concrete

Keynotes

1. Wheel Stop see Detail 7, Sheet C7
2. 4" White Pavement Striping
3. Sawcut Curb / Pavement Full Depth for Clean Joint
4. Concrete Pavement See Detail 1, Sheet C7
5. Concrete Sidewalk See Detail 3, Sheet C7
6. Accessible Parking Stalls See Detail 4, Sheet C7
7. Landscaped Area
8. Standard Curb and Gutter See Detail 2, Sheet C7
9. Segmented Block Retaining Wall

PARKING REQUIREMENTS

10 - 2 Bedroom 2 x 10 = 20 Spaces
37 - 1 Bedroom 1.5 x 37 = 55.50 Spaces
18 - Studio 1 x 18 =18 Spaces
Plus one visitor space for every
Three Units 65 / 3 = 21.66 Spaces
Total 115.16 = 115 Spaces Required

LANDSCAPE ISLAND REQUIREMENTS

1 Island for every 15 parking spaces
115 / 15 = 7.66 = 8 islands required (10 islands provided)
Required trees in islands for parking lots
with 60 or more parking spaces 1 for every 30 spaces
at least 50% of required trees must be from the large tree list
115 / 30 = 3.83 = 4 trees required in islands 2 large and 2 small / medium

PARKING DEDUCTION FOR ISLANDS WITH TREES

For islands that contain medium or large trees, the amount of parking spaces that these required island areas represent shall be deducted from the total amount of parking spaces needed to comply with off street parking requirements as follows:

TOTAL INTERIOR LANDSCAPING: 10 Islands = 2,030 Sq. Ft.

ISLAND SIZE	ISLAND PARKING DEDUCTION
136 TO 314 SQ. FT.	1 Parking space deducted per island
315 SQ. FT. OR LARGER	2 Parking spaces deducted per island

PARKING DEDUCTION ISLANDS WITH TREES CALCULATED

7 Medium Tree Islands (MT) See Plan 136 TO 314 Sq. Ft. = 7 Spaces Deducted
3 Large Tree Islands (LT) See Plan 315 Sq. Ft. or Larger = 6 Spaces Deducted
TOTAL = 13 Spaces Deducted

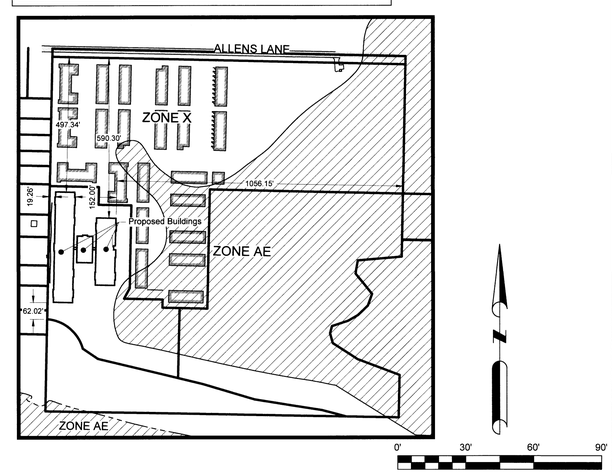
115 Spaces Required - 13 Spaces Deduction = 102 Spaces Required
Total Number of Parking Stalls = 99 Regular Stalls + 6 ADA Stalls = 105 Parking Stalls

Landscaping Table

KEYNOTE	COMMON NAME	SCIENTIFIC NAME
1	European Hornbeam	Carpinus Betulus
2	Thornless Honey Locust	Gleditsia triacanthos f. inermis

SITE DATA

1. Proposed Buildings: 54,040 sq. ft. (footprint)
2. Property Zoning: C-2 - Parcel # 82-05-14-007-066.040-024
3. Flood Zone: Zone X and Zone AE per FEMA FIRM Map #18163C0113D dated 03/17/2011
4. Total Site Area: 5.00 Acres
   Total Disturbed Area: 3.54 Acres = 154,106 Sq. Ft.
   51,693 Sq.Ft. concrete pavement/sidewalk - impervious added
   55,768 Sq.Ft. Building footprint - impervious added
   New impervious surface = 107,461 sq. ft. = 2.467 acres
5. Setbacks:
   Front Yard: 10 feet
   Side Yard: None
   Side Yard Street / Side Corner Lots: 5 feet
   Rear Yard: None
6. Part of the Northwest Quarter of the Northeast Quarter and part of the Northeast Quarter of the Northeast Quarter of Section 14, Township 6 South, Range I I West of the 2nd P.M., lying in Perry Township, Vanderburgh County, Indiana



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REVIEW SET

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REVISIONS

NO.	DESCRIPTION	DATE
	REVIEW SET	06/30/20

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www.neikirk.us

SCALE:	1"=30'
DRAWN BY:	RM/TJL
DESIGNER:	TJL/RM
CHECKED BY:	TJL
ENGINEER:	MEN
ARCHITECT:	
OWNER:	

CERTIFIED BY

RECEIVED BY THE VANDERBURGH COUNTY SURVEYOR'S OFFICE

JOB TITLE
LEISURE LIVING WEST
2640 ALLENS LANE
EVANSVILLE, IN

DRAWING TITLE
SITE PLAN

FILE LOCATION

DRAWING NUMBER C2

REV #

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