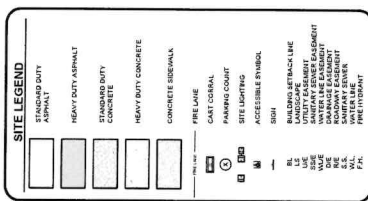


VICINITY MAP
NOT TO SCALE



- NOTES:**
1. FIRE STATIONS MAY BE LOCATED AND DETAILLED IN ACCORDANCE WITH THE FINAL PLANS AND THE CITY OF INDIANAPOLIS STANDARDS AND SPECIFICATIONS FOR FIRE STATIONS. THE CITY OF INDIANAPOLIS WILL BE RESPONSIBLE FOR PROVIDING FIRE STATIONS TO PROVIDE FIREHOUSE OVERSHOOTS AS WELL AS MEET DISTANCE REQUIREMENTS TO THE CITY OF INDIANAPOLIS.
 2. THE CITY OF INDIANAPOLIS WILL BE RESPONSIBLE FOR THE FINAL PLANS AND THE CITY OF INDIANAPOLIS STANDARDS AND SPECIFICATIONS FOR FIRE STATIONS TO BE CONSTRUCTED ALONG THE PROJECT STREETS.
 3. REFERS TO DAMAGE REPORT FOR SPECIFIC DATA.
 4. ALL PROPOSED SHARED PARK LINES ARE EXCEPT AS NOTED.
 5. ALL PROPOSED WATERLINES ARE 48" AND 36" EXCEPT AS NOTED.
 6. ALL EXISTING AND PROPOSED WATERLINES ARE 48" AND 36" EXCEPT AS NOTED.
 7. ALL EXISTING AND PROPOSED WATERLINES WILL BE RELOCATED IN THE PROPERTY OWNERS ASSOCIATION.
 8. EXISTING DRAINAGE IS NOT PLANNED WITH DEVELOPMENT WITH A PROPOSED CHANGING TO FOUR LANE DEVELOPMENT.
 9. PARKING SPACES WILL ALLOWED OVER DAMAGE AND DRIVE. EXISTING DRIVE AND DRIVE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF INDIANAPOLIS STANDARDS AND SPECIFICATIONS FOR DRIVE AND DRIVE.

OWNER / DEVELOPER	PREPARED BY
ROYCE ENTERPRISES, INCORPORATED 12910 PIERCE STREET, SUITE 110 OMAHA, NE 68144	SNC CONSULTING ENGINEERS 815 W. MAPLE ST. OKLAHOMA CITY, OKLA 1405 / 232-7715
SOONER INVESTMENT DEV CO. LLC	

SMC
 815 West Main
 PM 425-2232
 04/04/2004
 No. _____
 CITY OF DENVER
 11/11/11

DATE: 06/02/2013
 SCALE: 1" = 40'
 DRAWN BY: J. HARRIS
 CHECKED BY: J. HARRIS
 PROJECT: 11-001

FINAL SITE
 DEVELOPMENT PLAN

SHEET NO.
 FCD-01



LOT SUMMARY	
BLOCK 1, LOT 1 - RESTAURANT	\$2.15 ACRES
BLOCK 2, LOT 1 - B&W PAVEL	\$1.21 ACRES
BLOCK 2, LOT 2 - RETAIL	\$1.21 ACRES
BLOCK 3, LOT 1 - RETAIL	\$1.21 ACRES
BLOCK 4, LOT 1 - OFFICE	\$0.96 ACRES
BLOCK 4, LOT 2 - OFFICE	\$0.96 ACRES
BLOCK 4, LOT 3 - RETAIL BUILDING A	\$10.44 ACRES
CA "A" - DETENTION POND	\$1.55 ACRES
BLOCK A - PRIVATE STREET, UE & DE	\$1.50 ACRES
BLOCK B - PRIVATE STREET, UE & DE	\$0.57 ACRES
BLOCK C - PRIVATE STREET, UE & DE	\$1.70 ACRES
24TH AVE S.E. ROW AREA	\$1.79 ACRES

BLDG A PARKING SUMMARY					
BLDG	BLDG, USE & PARKING CALCULATIONS	PARKING REQUIRED BY OPERATOR	NON-PARKING	TOTAL PARKING PROVIDED	
A	128,660 S.F. AT 1,000/	515	393	77	478
	ACCESSIBLE SPACES	10	10	-	-
	COMPACT SPACES	0	0	-	-
	BICYCLE SPACES/BIKE RACKS	27	24	-	24
NOTE: ACCESSIBLE AND COMPACT SPACE COUNTS ARE INCLUDED IN PARKING PROVIDED.					

NOTE: ACCESSIBLE AND COMPACT SPACE COUNTS ARE INCLUDED IN PARKING PROVIDED