

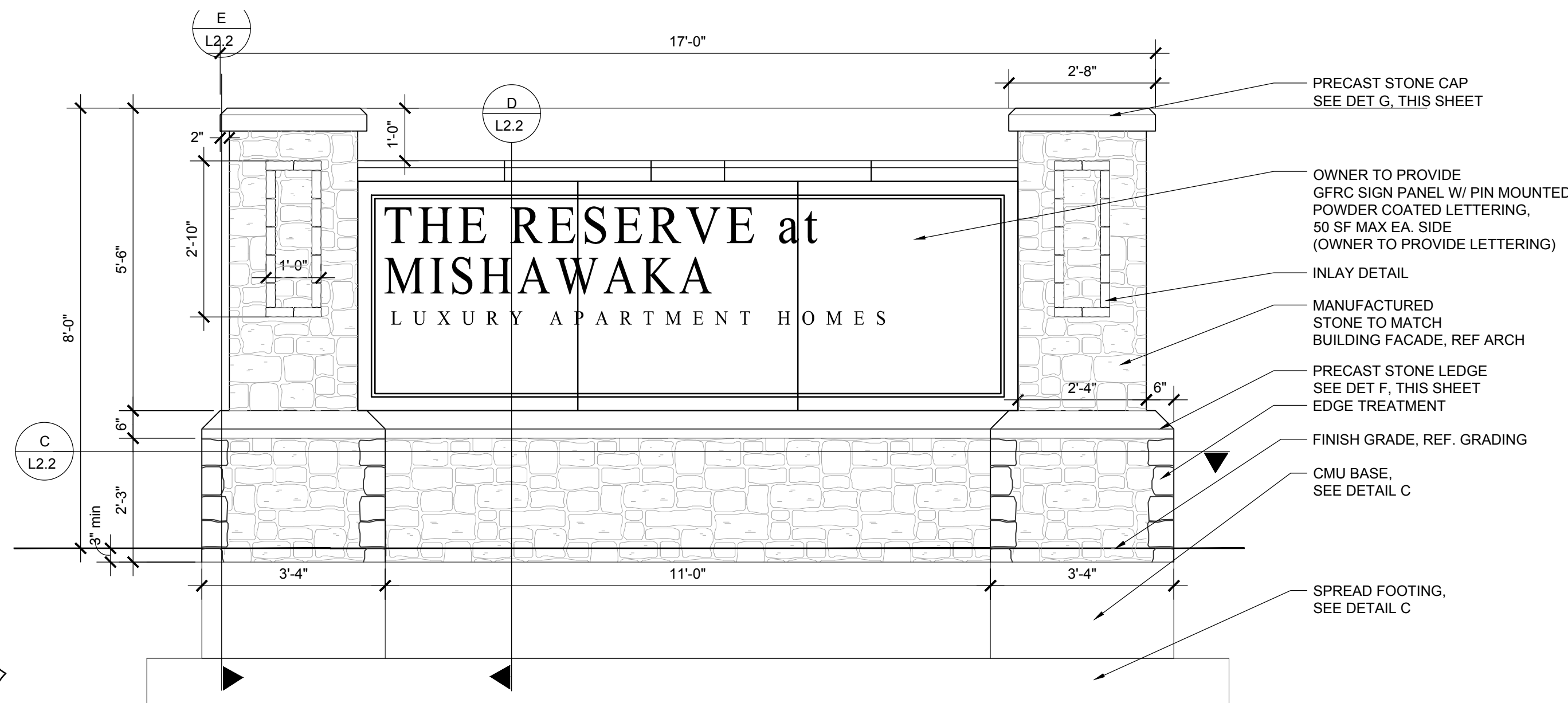
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DEVELOPER:
WATERMARK RESIDENTIAL
SURVEY / CIVIL ENGINEER:
KIMLEY-HORN (INDIANAPOLIS)
ARCHITECT:
HUMPHREYS & ASSOCIATES
MAYOR:
DAVE WOOD
CITY ENGINEER:
KEN PRINCE

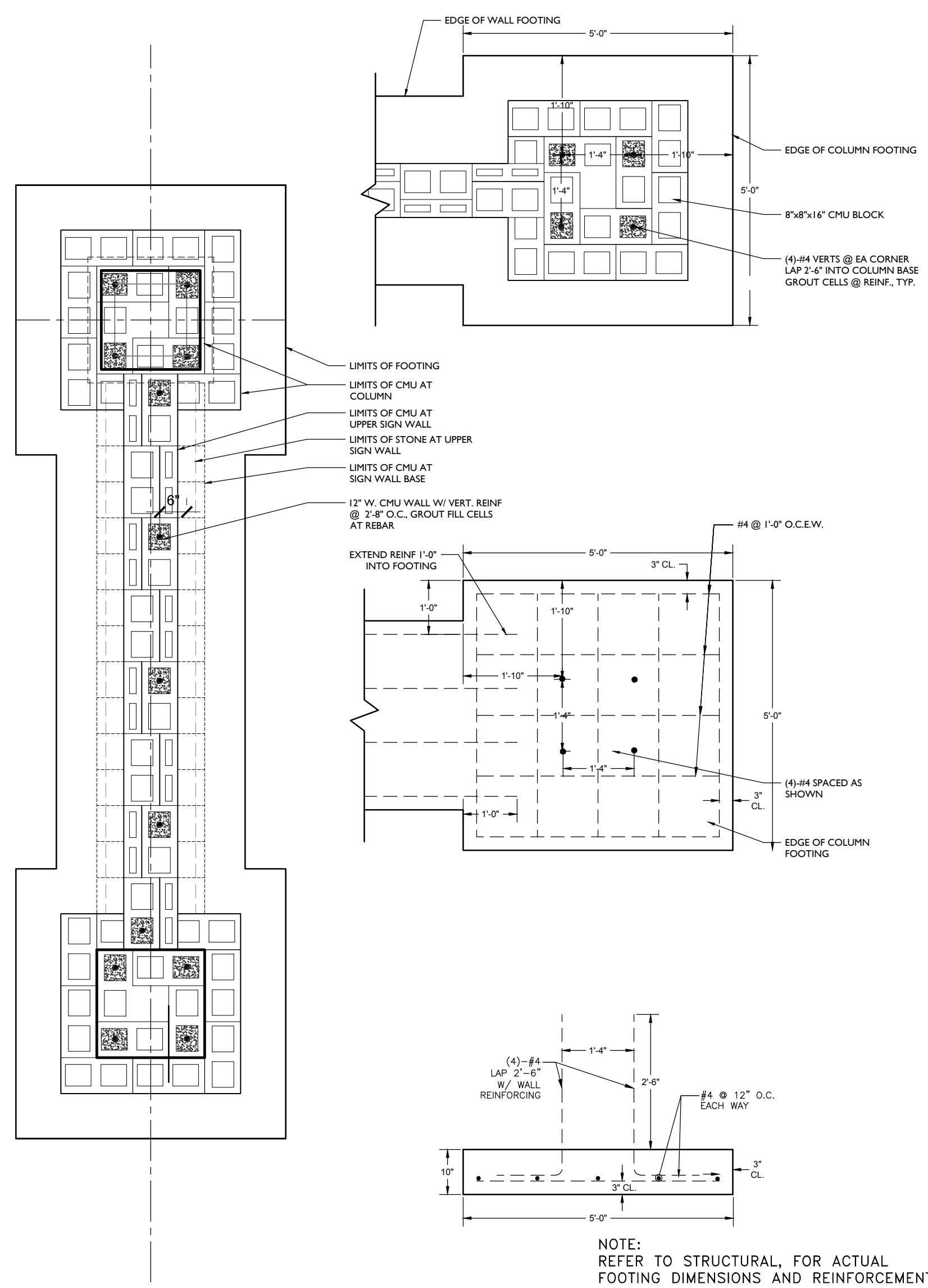
THE RESERVE AT MISHAWAKA
FIR ROAD AT THE INDIANA TOLL ROAD
MISHAWAKA, IN
CONSTRUCTION DETAILS
ISSUE FOR BID

DATE:	12-29-2016
REVISIONS	
REVISION 1	4/10/2017
ADDENDUM C	3/10/2017
ADDENDUM B	2/22/2017
ADDENDUM A	2/2/2017
CITY COMMENTS	1/9/2017
DWG. BY	WBM
CHECKED BY	WBM
PROJECT NO.	BGE4622

SHEET NO.
L-4.4
CONSTRUCTION DETAILS



A PRIMARY ENTRY SIGN
ELEVATION
SCALE: 1/2" = 1'-0"



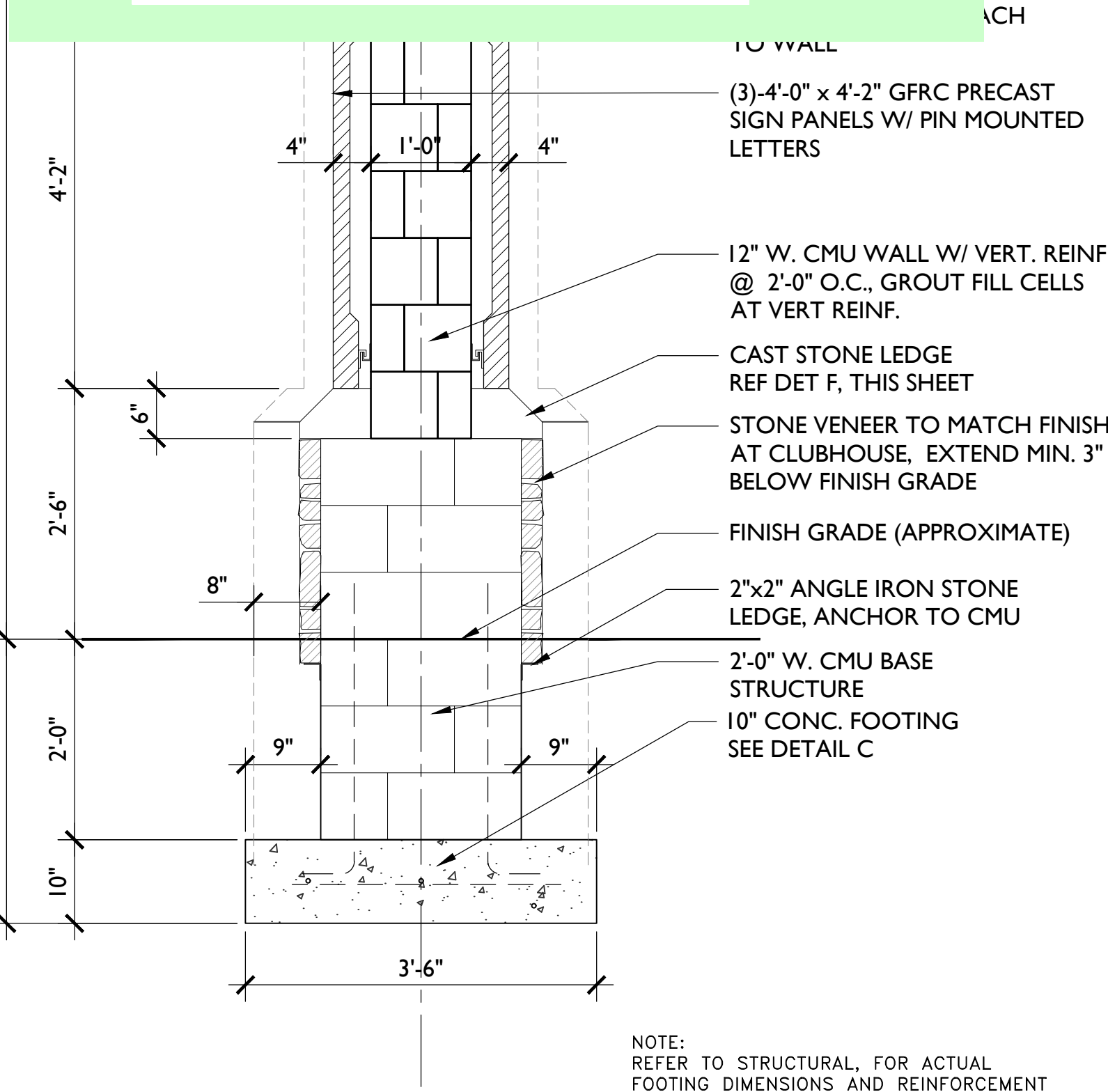
C PRIMARY ENTRY SIGN FOUNDATION
PLAN / SECTION
SCALE: 1/2" = 1'-0"

Per Ch. 6 Signage Standards: identification signs in residential zoning districts cannot exceed 6 feet in height and 40 square feet in area. They must also be located at least 25 feet from all lot lines adjacent to public and private ROWs or easements.

- (a) Identification Signs.
- Number and Use of Identification Signs. 2 identification signs indicating the name of the subdivision shall be allowed at each road entrance to a subdivision or development.
 - Low-Profile. All identification signs shall be low-profile and shall not exceed 40 square feet in area and shall not exceed 6 feet in height. Low-profile identification signs shall be located at least 25 feet from all lot, parcel, or tract lines adjacent to public and private right-of-ways or easements.
 - Wall Sign Standards. Wall signs used as identification signs shall be attached to a freestanding wall or fence and shall not exceed 40 square feet in area. The wall sign shall not extend above the height of the freestanding wall or fence.

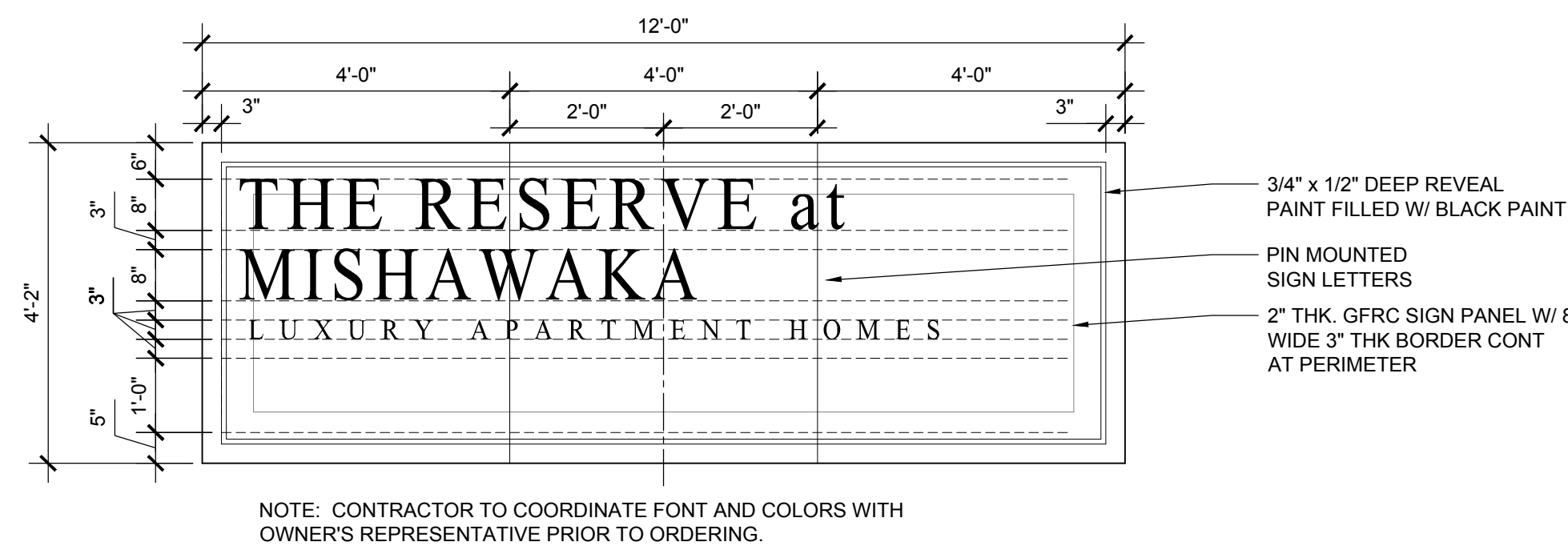
Also note:

- (c) Special Use or Variance of Use Signs.
- Number of Special Use or Variance of Use Signs. 1 sign shall be allowed per lot or parcel in association with approval of a special use or variance of use.
 - Size of Special Use or Variance of Use Sign. Special Use or Variance of Use Sign shall not exceed 20 square feet in area. Neither the width nor length of the sign shall exceed 10 feet.
 - Location of Special Use or Variance of Use Sign. Special Use or Variance of Use signs shall be setback a minimum of 15 feet from all lot, parcel, or tract lines.
 - Maximum Height of Special Use or Variance of Use Sign. Special Use or Variance of Use signs shall not exceed 12 feet in height.



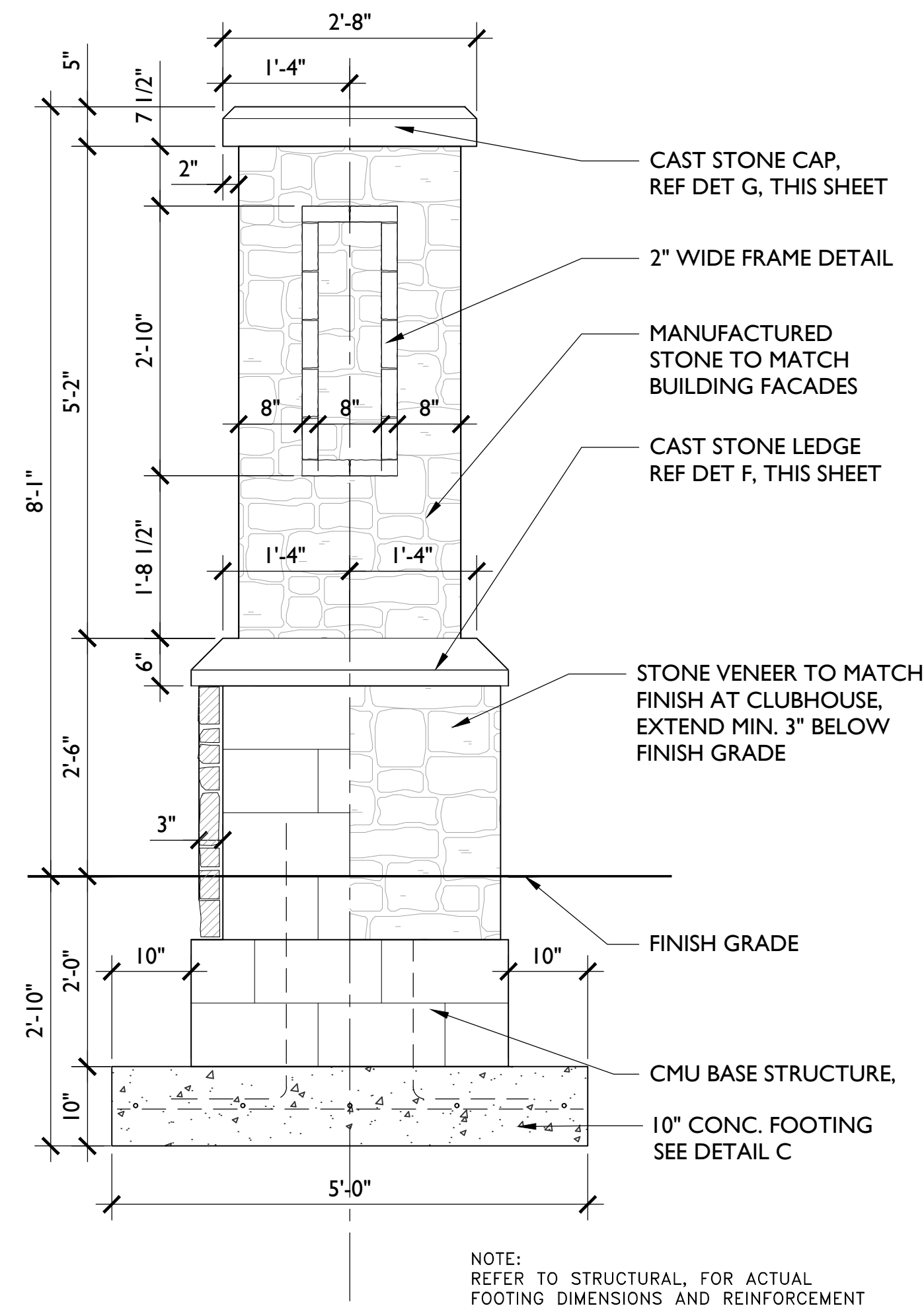
D PRIMARY ENTRY SIGN - SIGN WALL
SECTION / ELEVATION
SCALE: 3/4" = 1'-0"

Proposed signage locations and quantity are not shown / clear - I see two monument sign called out on the landscape plan sheets. Please identify hereon how many signs are proposed (is there only one sign proposed at one entry point?) and identify (description is OK rather than depiction) of each of the proposed signage locations.

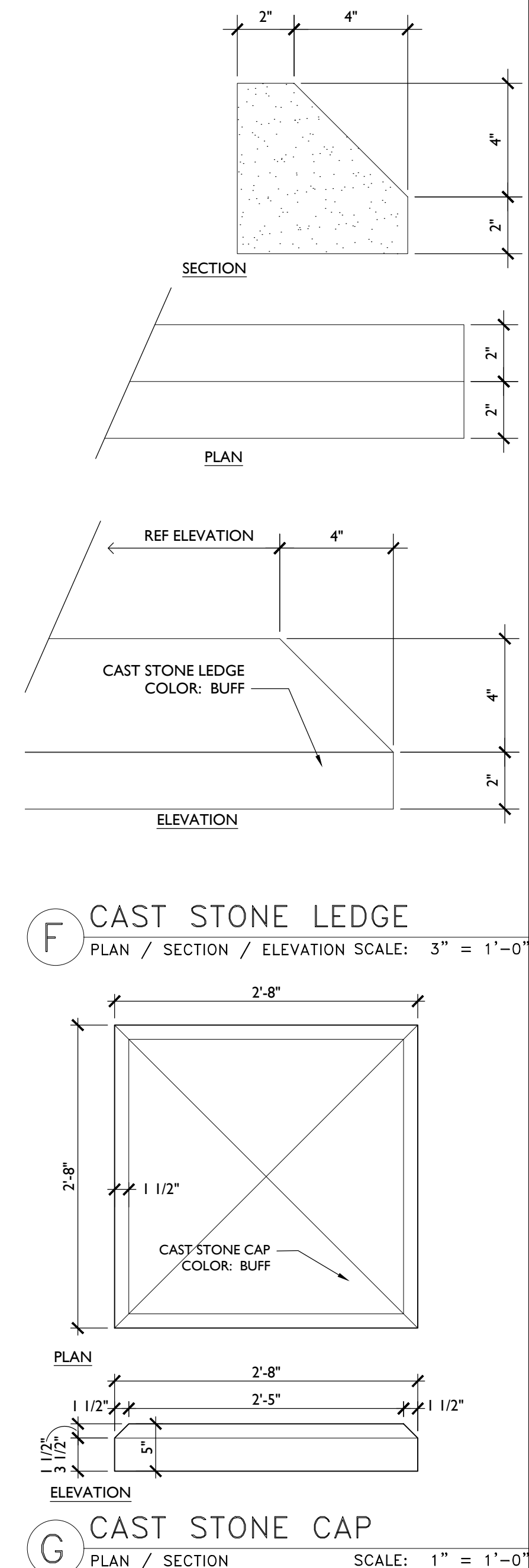


NOTE: CONTRACTOR TO COORDINATE FONT AND COLORS WITH OWNER'S REPRESENTATIVE PRIOR TO ORDERING.

E SIGN PANEL
ELEVATION
SCALE: 1/2" = 1'-0"



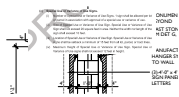
E PRIMARY ENTRY SIGN - END COLUMN
SECTION / ELEVATION
SCALE: 3/4" = 1'-0"



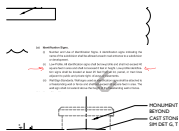
G CAST STONE CAP
PLAN / SECTION
SCALE: 1" = 1'-0"

Sign Plan_V1.pdf Markup Summary

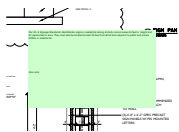
Sophie Kiepe (4)



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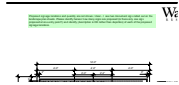
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Per Ch. 6 Signage Standards: identification signs in residential zoning districts cannot exceed 6 feet in height and 40 square feet in area. They must also be located at least 25 feet from all lot lines adjacent to public and private ROWs or easements.

Also note:



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Proposed signage locations and quantity are not shown / clear - I see two monument sign called out on the landscape plan sheets. Please identify hereon how many signs are proposed (is there only one sign proposed at one entry point?) and identify (description is OK rather than depiction) of each of the proposed signage locations.