

NOTE:
 - PROPOSED 5' HIGH COMMERCIAL BLACK VINYL COATED CHAIN-LINK FENCE ON PERIMETERS.
 - 4' HIGH ON INTERIOR SEPARATIONS.
 - ALL GATES TO BE 5' WIDE

LEGEND

- (PA) - PROPOSED CURB (SEE SHEET C13 FOR DETAIL)
- (PB) - PROPOSED LANDSCAPE AREA
- (PC) - PAINTED PARKING STRIPE (4" WHITE)
- (PD) - HANDICAP PARKING SPACE
- (PE) - HANDICAP RAMP - TYPE I (SEE SHEET C13 FOR DETAIL)
- (PF) - HANDICAP RAMP - TYPE II (SEE SHEET C15 FOR DETAIL)
- (PG) - HANDICAP SIGN
- (PH) - PROPOSED 5' WIDE SIDEWALK (SEE SHEET C13 FOR DETAIL)
- (PI) - PROPOSED COMBINATION CURB WITH SIDEWALK (SEE SHEET C13 FOR DETAIL)
- (PJ) - PROPOSED PAVEMENT WITHIN DEVELOPMENT AREA (PARKING LOT) (SEE SHEET C13 FOR DETAIL)
- (PK) - PROPOSED DUMPSTER LOCATION
- (PL) - PROPOSED CONCRETE
- (PK) - PROPOSED FENCE (SEE NOTE THIS SHEET)
- (M) - PARKING COUNT

PARKING REQUIREMENTS
 Required - 1 per 6 children, plus 1 per 2 employees
 130 children divided by 6 = 22 parking spaces
 15 employees divided by 2 = 8 parking spaces
PARKING SPACES REQUIRED = 30
 PARKING SPACES SHOWN = 41

LEGEND - EXISTING

(S) - EXISTING STORM (CURB) INLET	(G) - EXISTING UNDERGROUND GAS LINE
(B) - EXISTING STORM (BEEHIVE) INLET	(P) - EXISTING GAS PIPELINE MARKER
(M) - EXISTING STORM MANHOLE	(T) - EXISTING TELEPHONE PEDESTAL
(E) - EXISTING CONCRETE END SECTION	(H) - EXISTING TELEPHONE MANHOLE
(S) - EXISTING STORM SEWER	(T) - EXISTING TRAFFIC MANHOLE
(S) - EXISTING SANITARY MANHOLE	(T) - EXISTING TRAFFIC SIGNAL POLE
(S) - EXISTING SANITARY CLEANOUT	(C) - EXISTING CABLE PEDESTAL
(S) - EXISTING SANITARY SEWER	(F) - EXISTING FIBER OPTIC
(P) - EXISTING PAVEMENT GRADE	(H) - EXISTING FIRE HYDRANT
(G) - EXISTING CURB & GUTTER	(W) - EXISTING WATERLINE
(E) - EXISTING SPOT ELEVATION	(M) - EXISTING WATER METER
(P) - EXISTING UTILITY POLE	(V) - EXISTING WATER VALVE
(G) - EXISTING GUY WIRE	(S) - EXISTING STREET SIGN
(E) - EXISTING OVERHEAD UTILITY	(T) - EXISTING TREE
(T) - EXISTING ELECTRIC TRANSFORMER	(L) - EXISTING TREE LINE
(E) - EXISTING UNDERGROUND ELECTRIC	
(T) - EXISTING ELECTRIC TRANSFORMER	
(M) - EXISTING GAS METER	
(G) - EXISTING GAS VALVE	

LEGEND - PROPOSED

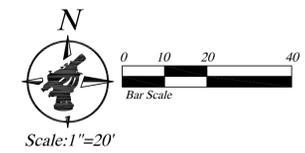
(100) - PROPOSED STORM STRUCTURE NUMBER	(A) - PROPOSED FLOW ARROW
(I) - PROPOSED STORM INLET	(W 8") - PROPOSED WATER LINE
(D) - PROPOSED DRAINAGE INLET	(H) - PROPOSED FIRE HYDRANT
(M) - PROPOSED DRAINAGE MANHOLE	(H) - PROPOSED WATERLINE VALVE
(S) - PROPOSED STORM SEWER	(H) - PROPOSED WATERLINE TEE
(E) - PROPOSED CONCRETE END SECTION	(B) - PROPOSED WATERLINE BEND
(W) - PROPOSED WATER QUALITY STRUCTURE	(G) - PROPOSED GRANULAR BACKFILL
(S) - PROPOSED OUTLET CONTROL STRUCTURE	(H) - PROPOSED HANDICAP RAMP
(S) - PROPOSED SANITARY STRUCTURE NUMBER	(G) - PROPOSED GRADE
(S) - PROPOSED SANITARY MANHOLE	(79.0) - PROPOSED CONTOUR
(S) - PROPOSED SANITARY SEWER	(79.4) - PROPOSED CONTOUR
(C) - PROPOSED SANITARY CLEANOUT	(U) - PROPOSED UNDERDRAIN
(L) - PROPOSED SANITARY LATERAL	(G) - PROPOSED GAS LINE
(S) - PROPOSED SWALE	(E) - PROPOSED ELECTRIC TRANSFORMER

- DEVELOPMENT NOTES**
- ALL WORK SHALL CONFORM TO STATE AND LOCAL REGULATIONS.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AS SHOWN ON THIS PLAN PRIOR TO STARTING CONSTRUCTION. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEERS/SURVEYORS IMMEDIATELY.
 - CONTRACTOR SHALL NOTIFY ANY AND ALL UTILITY COMPANIES WITH UTILITIES PRESENT ON SITE 72 HOURS BEFORE STARTING CONSTRUCTION. CONTRACTOR SHALL HAVE UTILITY COMPANIES VERIFY (I.E. LOCATION, DEPTH AND SIZE) ALL UTILITIES WITHIN LIMITS OF CONSTRUCTION.
 - ALL UTILITY SERVICES INTO THE PROPOSED BUILDING SHALL BE COORDINATED BETWEEN CONTRACTOR, DEVELOPER, ARCHITECT AND THE RESPECTIVE UTILITY COMPANY UNLESS OTHERWISE SHOWN.
 - CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE IN ALL AREAS (GRASS/LANDSCAPE AND CONCRETE/PAVEMENT) WHEN SITE WORK IS COMPLETE. TESTS SHALL BE PERFORMED TO INSURE AND CORRECT, IF NECESSARY, ANY PONDING, "BIRD BATH" CONDITIONS.
 - CONTRACTOR SHALL RESURFACE AND/OR RECONSTRUCT BACK TO ITS ORIGINAL CONDITION, ANY AREAS DISTURBED BY CONSTRUCTION ACTIVITY AS WELL AS TRAFFIC FROM SUPPLIERS AND SUBCONTRACTORS AFTER CONSTRUCTION WORK IS COMPLETE.
 - ALL WATERLINE CONSTRUCTION, RELOCATION AND SERVICE INTO THE PROPOSED BUILDING SHALL BE DONE IN ACCORDANCE WITH LOCAL WATER COMPANY STANDARDS AND SPECIFICATIONS.
 - ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
 - ALL CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING THE MOST UPDATED SET OF CONSTRUCTION PLANS PRIOR TO COMMENCING CONSTRUCTION.
 - THE CONTRACTOR IS RESPONSIBLE TO CALCULATE THEIR OWN DIRT QUANTITIES TO DETERMINE A SITE BALANCE. THE CONTRACTOR IS ALSO RESPONSIBLE TO CHECK EXISTING GRADES AGAINST PROPOSED GRADES TO DETERMINE ACCURACY OF DIRT TO BE MOVED ON THE SITE. ONCE THE CONTRACTOR MOVES ANY DIRT ON THE SITE THEY ARE RESPONSIBLE FOR ALL DIRT TO BE MOVED AT NO ADDITIONAL COST TO THE DEVELOPER OR ENGINEER.



PRO FORMA SURVEY
 09.02.2016
 This drawing is not intended to be represented as a Retracement or Original Boundary Survey, a Route Survey, or a Surveyor Location Report

UTILITY STATEMENT:
 THE EXISTING UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND/OR EXISTING DRAWINGS. NORTHPOINTE MAKES NO GUARANTEES THAT THE UTILITY INFORMATION SHOWN COMPRISES ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. NORTHPOINTE FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.
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SWITZER
 PRELIMINARY
 NOT APPROVED
 FOR CONSTRUCTION
 PROFESSIONAL
 09.02.16
 Seal

THORNE
 PRELIMINARY
 NOT APPROVED
 FOR CONSTRUCTION
 PROFESSIONAL
 09.02.16
 Seal

SCALE
 1"=20'
 DRAWN BY
 CHECKED BY
 DJS-VT

PREPARED FOR

Rainbow Child Development Center
 1732 Crooks Road
 Troy, Michigan 48064

PROJECT NAME
Rainbow Child Development Spring Mill Station
 Westfield, Hamilton County, Indiana

SHEET TITLE
DIMENSIONAL PLAN

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