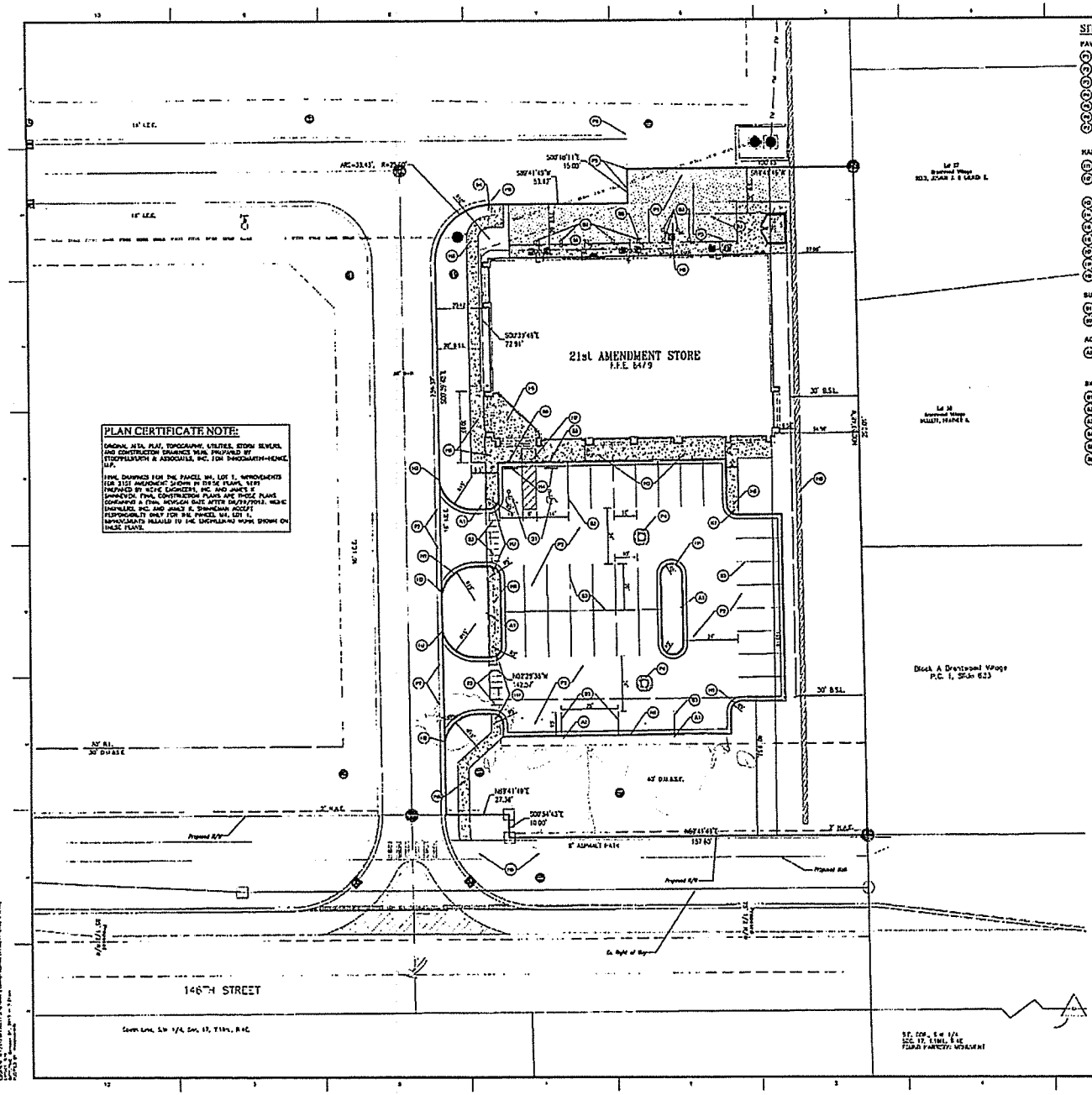

PLAN CERTIFICATE NOTE:

ORIGINAL SITE PLAN, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND CONSTRUCTION DRAWINGS WERE PREPARED BY STOEPPELWORTH & ASSOCIATES, INC. FOR SHANDWICK-HENKE, LLP.

FINAL DRAWINGS FOR THE PARCEL 3A, LOT 1, IMPROVEMENTS FOR 21ST AMENDMENT SHOWN IN THESE PLANS, WERE PREPARED BY WEIHE ENGINEERS, INC. AND JAMES K. SHANNEVOH. FINAL CONSTRUCTION PLANS ARE THOSE PLANS CONTAINING A FINAL REVISION DATE AFTER 06/29/2011. WEIHE ENGINEERS, INC. AND JAMES K. SHANNEVOH ACCEPT RESPONSIBILITY ONLY FOR THE PARCEL 3A1, LOT 1, IMPROVEMENTS PLACED IN THE ENGINEERING WORK SHOWN ON THESE PLANS.

SITE PLAN NOTES

PAVEMENT

- (P1) HEAVY DUTY ASPHALT PAVING
- (P2) STANDARD DUTY ASPHALT PAVING
- (P3) HEAVY DUTY CONCRETE WITH REINFORCED DOWELING
- (P4) STOP BAR WITH CONCRETE APRON
- (P5) MATCH EXISTING PAVEMENT
- (P6) FIND EXISTING MILLED EDGE
- (P7) EXISTING CURB, INSTALLED BY THE DEVELOPER, TO REMAIN IN PLACE

HARDSCAPE

- (H1) 6" CURB & GUTTER
- (H2) TRANSITION BITE STANDARD CURB OVER TO ROLL CURB AT ALL CURB RETURN RADIUS LOCATIONS. MATCH EXISTING CURB ELEVATION
- (H3) INTEGRAL WALK AND CURB
- (H4) CONCRETE PARKING BARRIER
- (H5) CONCRETE ROOF RAMP
- (H6) EXISTING MULTI-USE PATH
- (H7) ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING
- (H8) TRANSFORMER PAD LOCATION
- (H9) FIRING MASONRY SCREEN WALL BY OTHERS TO REMAIN

BUILDING ACCESSORIES

- (B1) DUMPSTER ENCLOSURE
- (B2) FIRE ROUTE SIGN

ACCESSORIES

- (A1) LIGHT POLE AND BASE. REFER TO LIGHTING PLANS BY ECOLITE FOR DETAILS OF DESIGN INFORMATION TYPE AND POLE LOCATION

SIGNAGE & MARKINGS

- (S1) ADA PARKING SPACE
- (S2) PEDESTRIAN CROSSWALK
- (S3) 6" PAINTED WHITE SOLID LINES (TYP)
- (S4) WARNING SIGN SERVICE ONLY, NO OUTLET
- (S5) "NO PARKING LOADING ZONE"
- (S6) ADA PARKING SIGN

SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES SHOWN ON THIS SET PRINTS, WHETHER OR NOT IN THE SCOPE OF WORK BY OTHERS ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS, FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A WITNESS SAFETY SYSTEM BY A RECORDED PROFESSIONAL ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER AND/OR OWNER DO NOT ASSUME ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
9. REFER TO ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS, AND DETAILS DETAILS AND SIGNAGE SPECIFICATIONS. DO NOT SCALE BUILDING FROM THE CIVIL PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJACENT WORK IF APPLICABLE. WORK PLACEMENT OF ADJACENT WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN 3 MPH OF THREE (3) FEET.
12. DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AND MAINTAIN ON ACTUAL FIELD LAYOUT COORDINATES.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO BEGINNING OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DIMENSIONS ARE NOT FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. PROVIDE SMOOTH TRANSITIONS FROM NEW PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL NEW AND NEW PROPOSED PAVEMENT MEETS EXISTING PAVEMENT. THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
15. REPAIR/RACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITION ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWN SHALL BE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
16. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
18. REFER TO SHEET C-03 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE PLAN LEGEND

SIGN	=	EXISTING SIGN
MAILBOX	=	MAILBOX
	=	EXISTING LIGHT
BOL.	=	EXISTING BOLLARD
GP	=	GAS POLE
	=	TRANSFORMER
	=	RIGHT OF WAY LINE
R.O.W.	=	RIGHT OF WAY
F.F.E.	=	FINISH FLOOR ELEVATION
PZ	=	PARKING COUNT
	=	ADA PARKING
B.S.L.	=	BUILDING SETBACK LINE
EMNT	=	EASEMENT
D.U.&E.	=	DRAINAGE AND UTILITY EASEMENT
IPF	=	EXISTING IRON PIN & CAP (IN NEXT FOUND)
	=	EXISTING TREE LINE
	=	PROPOSED DIRECTIONAL SIGN

SITE DATA

SITE AREA = 1.9 ACRE
BUILDING AREA = 10,000 SF
ZONING = PUD
FRONT YARD SBL REQUIRED = 60 FT
REAR YARD SBL REQUIRED = 20 FT
EAST SIDE YARD SBL REQUIRED = 30 FT

PARKING REQUIRED:
PARKING REQUIREMENT: 3.5 PER 1,000SF
PARKING REQUIRED = 35 SPACES
PARKING DIMENSIONS = 10' X 20'

PARKING PROVIDED:
33 = STANDARD SPACES
2 = ADA SPACES
35 = TOTAL SPACES

SCALE: 1" = 20'

811 Know what's below. Call before you dig.
within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week
PLEASE PROVIDE TWO FULL WORK DAYS (48 HOURS) BEFORE YOU DIG. IT IS ILLEGAL TO DIG WITHIN 48 HOURS (NOT INCLUDING WEEKENDS OR HOLIDAYS) AFTER THE LOCATION SERVICE HAS DESIGNATED THE EXISTENCE OF UTILITIES.

WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
Indianapolis: 317 | 846 - 6611
Carmel: 260 | 423 - 6108
Fort Wayne: 317 | 843 - 0345/ex
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO. W13.0287
STATE PLANE COORDINATES
ZONE: INDIANA EAST
DATUM: NAD 83
UNITS: US SURVEY FEET
GEOID: GEOID 12A
DATE: 08.29.2013

DATE | BY | REVISIONS | NOTE

PROFESSIONAL ENGINEER
STATE OF INDIANA
JAMES K. SHANNEVOH
10100392
NOT FOR CONSTRUCTION UNTIL SEALED BY ENGINEER

JAMES K. SHANNEVOH P.E. NUMBER

PROJECT
Sullivan Corporation
Lot 1 of Bridgewater Center located at 3404 East 146th Street, Westfield, IN 46033

SITE PLAN

SHEET
C102

PROJECT NO.
W13.0287