



SITE PLAN NOTES

- PAVEMENT**
- (P1) HEAVY DUTY CONCRETE PAVEMENT
 - (P2) MATCH EXISTING CURB LINE
 - (P3) EXISTING RIGHT OF WAY CURB.
 - (P4) HEAVY DUTY ASPHALT
- HARDSCAPE**
- (H1) 6" CURB & GUTTER
 - (H2) INTEGRAL WALK AND CURB
 - (H3) CONCRETE SIDEWALK
 - (H4) 8' ASPHALT WALKING PATH. EXTEND PATH WHERE SHOWN FOR CONNECTION TO THE NEXT PARCEL. IF NEXT PARCEL PLACES PATH FIRST, CONNECT TO THEIR TERMINUS LOCATION.
 - (H5) ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING. * PRIVATE WARNINGS TO BE GROOVED CONCRETE * RIGHT OF WAY WARNINGS TO BE TRUNCATED DOMES
 - (H6) TRANSFORMER PAD LOCATION
 - (H7) EXTEND SIDEWALK WHERE SHOWN FOR CONNECTION TO THE NEXT PARCEL. IF NEXT PARCEL PLACES SIDEWALK FIRST, CONNECT TO THEIR TERMINUS LOCATION.
 - (H8) CONCRETE PARKING BARRIER
 - (H9) TRANSITION STANDING CURB INTO RIGHT OF WAY CURB AND MAINTAIN A 1" FLOWLINE ACROSS THE ENTRY DRIVES.
 - (H10) PROVIDE CONCRETE COLLAR FOR INLET
- BUILDING ACCESSORIES**
- (B1) DUMPSTER ENCLOSURE
 - (B2) PIPE BOLLARDS
 - (B3) PROPOSED FUELING CANOPY
 - (B4) UNDERGROUND FUEL STORAGE TANKS
 - (B5) COMPRESSED AIR MACHINE w/CONCRETE BASE. SEE DETAIL ON C801.
 - (B6) BIKE RACK
- SIGNAGE & MARKINGS**
- (S1) ADA PARKING SPACE
 - (S2) PEDESTRIAN CROSSWALK
 - (S3) 4" PAINTED WHITE SOLID LINES (TYP)
 - (S4) ADA PARKING SIGN
 - (S5) GROUND MOUNTED SIGN
 - (S6) PAINTED ISLAND

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 GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION 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 TRENCH SAFETY SYSTEM BY A REGISTERED 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 DISCLAIM 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. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS, ATM RELATED DETAILS, AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
12. DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE 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. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE 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 C201 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE PLAN LEGEND

- = EXISTING SIGN
- MB = MAILBOX
- = EXISTING LIGHT
- BOL = EXISTING BOLLARD
- GP = GATE POST
- TR = TRANSFORMER
- R.O.W. = RIGHT-OF-WAY LINE
- F.F.E. = FINISH FLOOR ELEVATION
- P.C. = PARKING COUNT
- ADA = ADA PARKING
- BSL = BUILDING SETBACK LINE
- ESMT = EASEMENT
- D&U = DRAINAGE AND UTILITY EASEMENT
- IPKF = EXISTING IRON PIN & OR PK (SET/FOUND)
- = EXISTING TREE LINE
- = PROPOSED DIRECTIONAL SIGN
- I.E.E. = INGRESS/EGRESS EASEMENT
- N.A.E. = NO ACCESS EASEMENT

SITE DATA

SITE AREA = 1.58 AC
 BUILDING AREA = 5000 S.F.
 ZONING = PUD
 FRONT YARD BSL REQUIRED = 30 FT
 REAR YARD BSL REQUIRED = 20 FT
 EAST SIDE YARD BSL REQUIRED = 20 FT

PARKING REQUIRED:
 PARKING REQUIREMENT: 1 SPACE PER EMPLOYEE PLUS 2 SPACES PER SERVICE STALL
 PARKING PROVIDED = 15 SPACES
 PARKING DIMENSIONS = 10' x 20'

PARKING PROVIDED:
 18 - STANDARD SPACES
 2 - ADA SPACES
 20 - TOTAL SPACES

BICYCLE PARKING:
 1 BIKE PER 30 VEHICULAR SPACES
 1 REQUIRED FOR SITE. INSTALL 3 LOOP BACK RACK WHERE SHOWN

OPEN SPACE:
 20.0% REQUIRED
 49.9% PROVIDED

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PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

SCALE: 1" = 20'

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WEIHE ENGINEERS
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REVISIONS AND ISSUES

DATE	BY	PROJECT NO.	DESCRIPTION
12.31.2014	RLW	W14.0230	PRELIMINARY
01.30.2015	RLW	W14.0230	FINAL SUBMITTAL

JAMES K. SHINNEMAN P.E. 10200392

REGISTERED PROFESSIONAL ENGINEER
 STATE OF INDIANA
 10200392

PREPARED FOR:
at HALL & HOUSE P.U.D.

RICKER'S STORE - 17531 Wheeler Road, Westfield, IN 46074
 FUELING CENTER - 17541 Wheeler Road, Westfield, IN 46074

SITE PLAN

Part of the N1/4 of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
C200

PROJECT NO.
 W14.0230

LOCATION: H:\2014\W140230\Engineering\Design\Layout\W140230-C200_Rls.dwg
 DATE/TIME: March 11, 2015 - 2:01 pm
 PLOTTED BY: weithe