

Plot Date: Sep 14, 2022 Plot Time: 2:35pm File Name: W:\cadatlantic_homes\2019-263-a lenear- mccord pointe amenity\Design\CAD\section 7 amenity center\19263-A-Site Plan.dwg Layout: C1.1 By: keichhorn

SITE IMPROVEMENT GENERAL NOTES:

- ALL EXCAVATED TRENCHES UNDER PROPOSED PAVED AREAS INCLUDING SIDEWALKS SHALL BE BACKFILLED WITH GRANULAR MATERIAL PER INDOT STANDARD SPECIFICATIONS, SECTION 211, AND COMPACTED IN LIFTS. GRANULAR MATERIAL SHALL EXTEND 5 FEET BEYOND THE LIMITS OF THE PAVEMENT AT THE SURFACE WITH A 1:1 SLOPE OUTWARD TO THE BOTTOM OF THE TRENCH.
- WHERE NECESSARY, UTILITY SERVICE CONDUITS SHALL BE INSTALLED UNDER PAVED AREAS AND BACKFILLED AS SPECIFIED ABOVE BEFORE PAVEMENT IS CONSTRUCTED. COORDINATE CONDUIT REQUIREMENTS WITH UTILITY COMPANIES AND MECHANICAL CONTRACTORS.
- FOLLOWING THE COMPLETION OF ALL UNDERGROUND WORK IN PAVED AREAS, AGGREGATE BASE SHALL BE APPLIED AND COMPACTED TO THE THICKNESS INDICATED ON THE APPROPRIATE PAVEMENT DESIGN DETAIL. COMPACT BASE COURSE AT OPTIMUM MOISTURE CONTENT TO NOT LESS THAN 95% OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D-1557. WHEN THICKNESS OF COMPACTED BASE EXCEEDS 6 INCHES, PLACE MATERIALS IN EQUAL LAYERS, WITH NO LAYER MORE THAN 6 INCHES OR LESS THAN 3 INCHES THICK WHEN COMPACTED. COMPACT WITH A MEDIUM WEIGHT SMOOTH WHEELER ROLLER OR EQUIVALENT. ALONG CURVES, WALLS AND ALL LOCATIONS NOT ACCESSIBLE TO THE ROLLER, COMPACT AGGREGATE BASE WITH HAND OPERATED TAMPERS.
- BITUMINOUS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH INDOT STANDARD SPECIFICATIONS, SECTION 400. PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH INDOT STANDARD SPECIFICATIONS, SECTION 500. SEE CONSTRUCTION DETAILS FOR PAVEMENT DESIGN INFORMATION.
- THE CONNECTION OF NEW PAVEMENT TO EXISTING PAVEMENT IN THE PARKING LOTS AND DRIVEWAYS SHALL MATCH EXISTING GRADES AND PROFILES. A LAP JOINT IS REQUIRED FOR CONNECTIONS BETWEEN EXISTING AND PROPOSED BITUMINOUS PAVEMENTS.
- UNLESS NOTED OTHERWISE, ALL PAVEMENT STRIPING WITHIN THE PROJECT SITE SHALL BE PAINTED WITH WHITE LATEX, WATERBORNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-1952. APPLY PAINT WITH MECHANICAL EQUIPMENT AND/OR STENCILS TO PRODUCE CLEAN, STRAIGHT AND UNIFORM EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES TO PRODUCE A MINIMUM 12 TO 15 MILS DRY THICKNESS.
- PORTLAND CEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-150. ONLY ONE BRAND AND MANUFACTURER OF APPROVED CEMENT SHALL BE USED FOR ANY ONE STRUCTURE. REGULAR FINE AND COARSE AGGREGATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-33. ALL WATER USED SHALL BE POTABLE, CLEAN AND FREE FROM OILS, ACIDS, ALKALIS, ORGANIC MATERIAL OR OTHER SUBSTANCES THAT MAY BE DELETERIOUS TO CONCRETE OR STEEL.
- REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 60. WELDED WIRE FABRIC OR WIRE MESH SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-185. REINFORCEMENT SHALL BE CUT AND BENT IN ACCORDANCE WITH ACI 315. COMPLY WITH ARSI RECOMMENDED PRACTICE "PLACING REINFORCING BARS" FOR PLACING AND SUPPORTING REINFORCEMENT.
- ALL CONCRETE USED ON THIS PROJECT SHALL BE CLASS A STRUCTURAL CONCRETE WITH A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, 6-1/2 BAGS, 2 TO 4 INCH SLUMP RANGE, 5% TO 8% AIR CONTENT. CLASS A CONCRETE SHALL BE PROPORTIONED IN ACCORDANCE WITH ACI 211.1. ALL READY MIXED CONCRETE SHALL BE MIXED, DELIVERED, AND PLACED IN ACCORDANCE WITH ASTM C-94.
- FORMS SHALL BE CONSTRUCTED OF WOOD, PLYWOOD, STEEL, OR OTHER APPROVED MATERIALS AND SHALL BE MORTAR TIGHT. THE FORMS AND ASSOCIATED FALSEWORK SHALL BE SUBSTANTIAL AND UNYIELDING AND SHALL BE CONSTRUCTED SO THAT THE FINISHED CONCRETE WILL CONFORM TO THE DIMENSIONS AND CONTOURS SHOWN ON THE DRAWINGS. FORM SURFACES SHALL BE SMOOTH AND FREE FROM HOLES, DENTS, SACS, AND OTHER IRREGULARITIES. THE FORMS SHALL BE COATED WITH A NON-STAINING OIL BEFORE CONCRETE IS POURED. REMOVE FORMS A MINIMUM OF 24 HOURS AFTER PLACING CONCRETE.
- ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 304. FORMED CONCRETE SHALL BE UNIFORMLY CONSOLIDATED USING A MECHANICAL VIBRATOR. COMPLY WITH THE RECOMMENDATIONS OF ACI 306R FOR COLD WEATHER PLACEMENT AND ACI 305R FOR HOT WEATHER PLACEMENT. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND TO ENSURE PROPER MOISTURE CONTROL DURING CURING.

GEOMETRIC LAYOUT NOTES:

- ALL DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT, EDGE OF SIDEWALK, FRONT OF CURB, OR OUTSIDE SURFACE OF BUILDING WALL UNLESS OTHERWISE NOTED.
- REFER TO BUILDING PLANS FOR ALL BUILDING DIMENSIONS AND LAYOUT DETAILS.
- THE TYPICAL PARKING SPACE IS 9' WIDE BY 21' DEEP AT 75 DEGREE ANGLE.
- THE HANDICAP ACCESSIBLE PARKING SPACE IS TO BE IN ACCORDANCE WITH ADA SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED CONSTRUCTION LINE AND GRADE TO ENSURE ACCURATE LAYOUT OF SITE IMPROVEMENTS. DIGITAL FILES OF CONSTRUCTION PLANS ARE AVAILABLE UPON REQUEST.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTS. ANY PROPERTY CORNER MONUMENT DISTURBED OR DESTROYED DURING CONSTRUCTION ACTIVITY SHALL BE REPLACED BY AN INDIANA LICENSED SURVEYOR AT CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING BENCHMARKS. IF BENCHMARKS ARE TO BE DISTURBED OR REMOVED AS PART OF THE DEMOLITION PLAN ACTIVITY, CONTRACTOR SHALL HAVE A INDIANA LICENSED SURVEYOR ESTABLISH ANOTHER BENCHMARK AT A LOCATION OUT OF HARM'S WAY.
- ANY DISCREPANCIES IN LAYOUT DIMENSIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH WORK AT THAT LOCATION.

SITE IMPROVEMENT KEYNOTES: ①

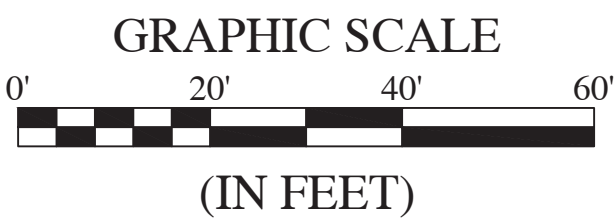
- INSTALL 2" CONCRETE ROLL CURB PER SHEET C8.5, DETAIL# 4.
- EXISTING 2' CONCRETE ROLL CURB.
- INSTALL CONCRETE WALK SHEET C8.5, DETAILS #11, 2 & 3. CONTRACTOR TO ENSURE ALL WALKS INSTALLED MEET A.D.A. GUIDELINES.
- INSTALL CONCRETE WALK SHEET C8.5, DETAILS #1, 2 & 3. CONTRACTOR TO ENSURE ALL WALKS INSTALLED MEET A.D.A. GUIDELINES.
- ADA PARKING STALLS PER SHEET C8.5, DETAIL #9.
- ADA RAMP PER SHEET C8.5, DETAILS #6, 7 & 8
- INSTALL ACCESSIBLE PARKING SIGN PER SHEET C8.5 DETAIL #10.
- INSTALL PAVEMENT STRIPING PER SHEET C8.5 DETAIL #9.
- INSTALL ASPHALT PAVEMENT PER LOCAL ROAD CROSS SECTION. SEE MCCORDSVILLE TOWN STANDARD DETAIL SHEET 2 OF 10.
- INSTALL CONCRETE PAVEMENT PER SHEET C8.5 DETAIL #5.
- EXISTING FIRE HYDRANT, SEE GRADING & UTILITY PLAN SHEET C1.2.
- EXISTING SANITARY SEWER STRUCTURE, SEE GRADING & UTILITY PLAN SHEET C1.2
- EXISTING WATER METER, SEE GRADING & UTILITY PLAN SHEET C1.2.
- LANDSCAPING, SEE LANDSCAPE PLAN SHEET L1.0.
- SANITARY CLEAN OUT.
- GRASS.
- EXIT ONLY - DO NOT ENTER SIGN.
- ENTRANCE ONLY - DO NOT ENTER.
- TRUNCATED DOMES REQUIRED - COLOR SHALL BE BLACK.
- WHITE DIRECTIONAL ARROW - 4' LONG.

LAND DESCRIPTION

Part of Common Area #7-2 in McCord Pointe Section 7, an addition in Hancock County, Indiana recorded in Plat Cabinet D, Slide 186, as Instrument No. 202206538 in the Office of the Recorder of Hancock County, Indiana.



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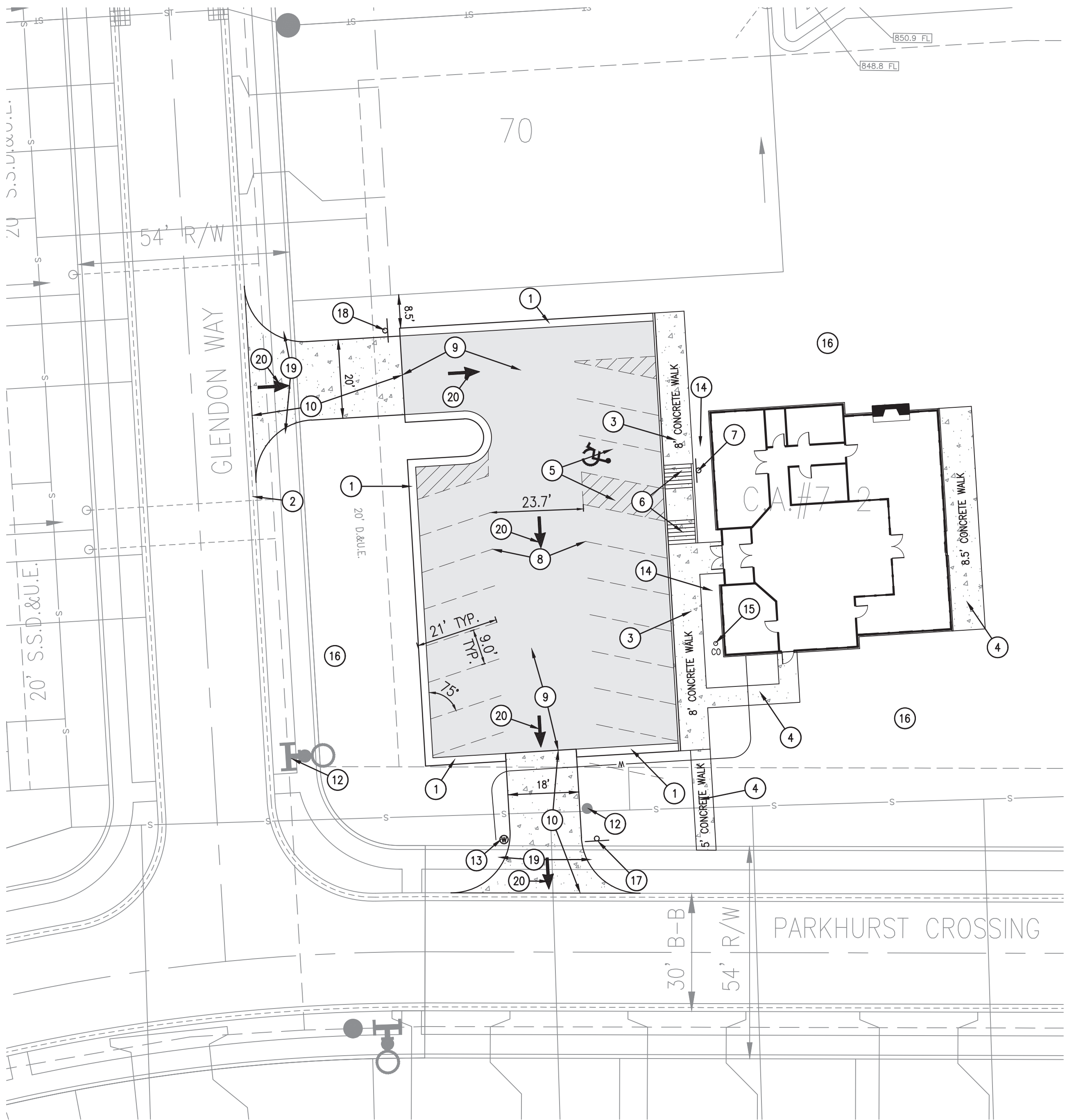


LEGEND:

EXISTING	PROPOSED
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	SETBACK LINE
	CENTERLINE
	FENCE
	SANITARY MANHOLE
	STORM MANHOLE
	STORM INLET
	STORM END SECTION
	EXISTING WATER VALVE
	FIRE HYDRANT
	LIGHT POLE
	SIGN
	CLEAN OUT STRUCTURE
	25 LOT NUMBER
	S.F. SQUARE FEET
	D.&U.E. DRAINAGE & UTILITY EASEMENT
	D.E. DRAINAGE EASEMENT
	D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
	C.A. COMMON AREA
	R/W PUBLIC RIGHT OF WAY
	D.&L.M.A.E. DRAINAGE & LANDSCAPE, MAINTENANCE ACCESS EASEMENT
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE PAVEMENT

PARKING TABLE

TYPE OF SPACE	PROVIDED IN PLAN
STANDARD	16
ACCESSIBLE	1
TOTAL	17



PREPARED BY:

HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
P: 317-347-3663

REVISIONS

DATE	DESCRIPTION	BY



MCCORD POINTE SEC. 7 AMENITY AREA
MCCORDSVILLE, INDIANA

SITE PLAN



DRAWN BY TS	JOB NUMBER 2019-003-A
CHECKED BY KE	
DATE AUGUST 19, 2022	
SCALE AS SHOWN	
SHEET	

C1.1
SITE PLAN