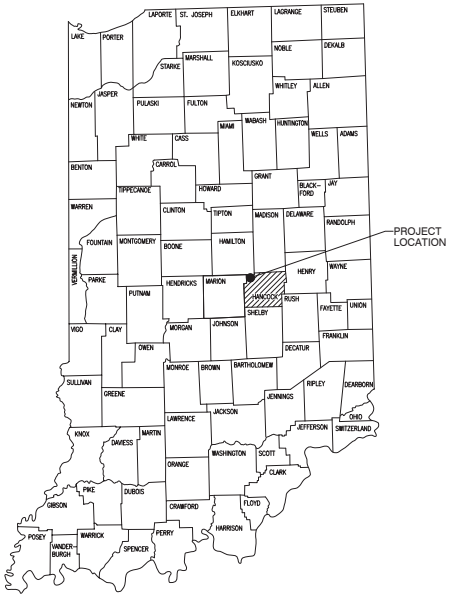
GEIST MONTESSORI ACADEMY

McCORDSVILLE, INDIANA
CONSTRUCTION PLANS
JUNE 22, 2018



LOCATION MAP

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8	UTILITY PLAN	C500
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12	STORMWATER POLLUTION PREVENTION PLAN	C900
13	STORMWATER POLLUTION PREVENTION PLAN SPECIFICATIONS	C901
14	STORMWATER POLLUTION PREVENTION PLAN DETAILS	C902
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N/A	ENLARGED LANDSCAPE PLAN	L101
N/A	ENLARGED LANDSCAPE PLAN	L102
N/A	LANDSCAPE DETAILS	L103

UTILITIES:

GAS
VECTREN
600 INDUSTRIAL DRIVE
FRANKLIN, IN 46131
(317) 776-5585
ATTN: DAVID SHERRY

ELECTRIC
NINE STAR CONNECT
2243 EAST MAIN STREET
GREENFIELD, IN 46140
317-323-2074
ATTN: ERIC MEYER

TELEPHONE
NINE STAR CONNECT
2243 EAST MAIN STREET
GREENFIELD, IN 46140
317-323-2074
ATTN: ERIC MEYER

SEWER
TOWN OF MCCORDSVILLE
6280 W. 800
McCORDSVILLE, IN 46055
(317) 335-3493

STORM SEWER
TOWN OF MCCORDSVILLE
6280 W. 800
McCORDSVILLE, IN 46055
(317) 335-3493

WATER
CITIZENS ENERGY
1220 WATER WAY
INDIANAPOLIS, IN 46202
(317) 264-7718
ATTN: MARK SHOCKLEY

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. INDIANA 811 ONE-CALL PUBLIC UTILITY LOCATE SERVICE TICKET NUMBERS 1806131379, 1806131414 AND 1806131460 WERE ISSUED FOR THIS SITE.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

CONSULTANT TEAM:

DEVELOPER

LAUTH GROUP, INC.
111 CONGRESSIONAL BLVD
SUITE 300
CARMEL, IN 46032
PH: (317) 213-4568
CONTACT: LARRY LONGMAN

ARCHITECT

LANCER + BEEBE
719 E NEW YORK ST.
INDIANAPOLIS, IN 46202
PH: (317)748-3664
CONTACT: MISHA BELYAYEV

CIVIL ENGINEER

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
530 E. OHIO STREET, SUITE G
INDIANAPOLIS, IN 46204
PH: (317) 655-7777
FX: (317) 655-7778
CONTACT: BOB GAFFER, P.E.

SURVEYOR

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
530 E. OHIO STREET, SUITE G
INDIANAPOLIS, IN 46204
PH: (317) 655-7777
FX: (317) 655-7778
CONTACT: ANTHONY SYERS, L.S.

OWNER

GEIST MONTESSORI ACADEMY
13942 E. 96TH STREET
SUITE 120
McCORDSVILLE, IN 46055
PH: (317) 335-1158
CONTACT: DR. SUSAN FRIES, EXECUTIVE DIRECTOR

BENCHMARKS:

UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON ARE BASED UPON AN OPUS SOLUTION AND ARE ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). IT IS MY OPINION THAT THE UNCERTAINTY IN THE ELEVATION OF THE PROJECT BENCHMARK DOES NOT EXCEED 0.10 FOOT.

TBM #1
CUT "X" ON THE SOUTHEAST ANCHOR BOLT OF TRAFFIC SIGNAL POLE LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF C.R 900N AND C.R. 600W NEAR THE SOUTHEAST CORNER OF THE SITE.
ELEVATION = 848.83

TBM #2
MARKED "SQUARE" ON NORTHEAST CORNER OF THE END OF SIDEWALK LOCATED ON THE NORTH SIDE OF C.R. 900N NEAR THE SOUTHWEST CORNER OF THE SITE.
ELEVATION = 847.12

TBM #3
MARKED "SQUARE" ON TOP OF SOUTHEAST CORNER OF CONCRETE HEADWALL LOCATED ON THE WEST SIDE OF C.R. 600W NEAR THE NORTHEAST CORNER OF THE SITE.
ELEVATION = 845.50

PRELIMINARY
NOT FOR CONSTRUCTION

Indiana 811
Know what's below. Call before you dig.

ROBERT L. GAFFER REGISTERED No PE11600325 STATE OF INDIANA PROFESSIONAL ENGINEER

* HAND SIGNATURE ON FILE
7/20/18

REVISION RECORD

NO	DATE	DESCRIPTION
1	7/20/18	AGENCY/HOC COMMENTS
2	8/24/18	BID SET
3	10/24/18	CITY REQUIRMENTS
4		
5		

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530 E. Ohio Street · Suite G · Indianapolis, IN 46204
317-655-7777 · 877-746-0749
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MONTESSORI ACADEMY AT GEIST
GEIST MONTESSORI ACADEMY McCORDSVILLE
MCCORDSVILLE, INDIANA

TITLE SHEET

DATE:	JUNE 22, 2018
DRAWN BY:	MAM
DWG SCALE:	NOT TO SCALE
CHECKED BY:	RLG
PROJECT NO:	176-394
APPROVED BY:	*RLG

DRAWING NO.: C000

SHEET 01 OF 14

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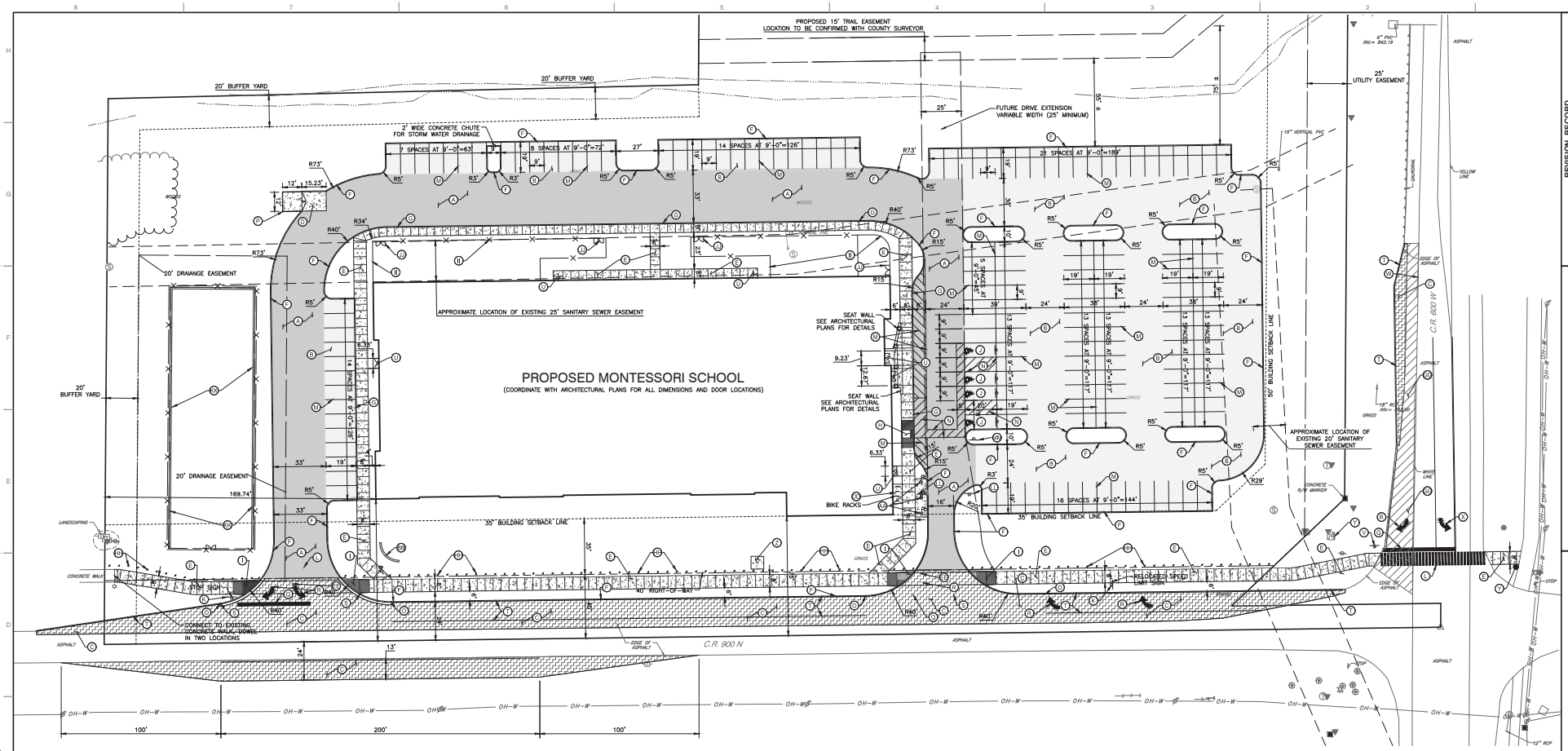

GENERAL SITE LAYOUT NOTES:

1. THE CONTRACTOR SHALL CHECK EXISTING GRADES, DIMENSIONS, AND INVERTS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.
2. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES, INCLUDING IRRIGATION LINES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. RELOCATE EXISTING UTILITIES AS INDICATED, OR AS NECESSARY FOR CONSTRUCTION.
3. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES, INCLUDING IRRIGATION SLEEVING, PRIOR TO INSTALLATION OF PAVED SURFACES.
4. SITE WORK CONCRETE WALKS AND PADS SHALL HAVE A BROOM FINISH TO ALL SURFACES. SITE WORK CONCRETE SHALL BE CLASS A (4,000 PSI @ 28 DAYS) UNLESS OTHERWISE NOTED.
5. ALL DAMAGE TO EXISTING PAVEMENT TO REMAIN WHICH RESULTS FROM THE CONTRACTOR'S OPERATIONS SHALL BE REPLACED WITH LIKE MATERIALS AT THE CONTRACTOR'S EXPENSE.
6. SITE DIMENSIONS SHOWN ARE TO THE FACE OF CURB, OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
7. CONTRACTOR SHALL MAINTAIN ONE SET OF AS-BUILT / RECORD DRAWINGS ON THE JOB SITE DURING CONSTRUCTION FOR DISTRIBUTION TO THE OWNER AND/OR OWNER'S REPRESENTATIVE UPON COMPLETION.
8. REFER TO THE ARCHITECTURAL DRAWINGS FOR EXACT DIMENSIONS AND LOCATIONS OF UTILITY SERVICE ENTRY LOCATIONS AND PRECISE BUILDING DIMENSIONS.
9. THIS SITE LAYOUT IS SPECIFIC TO THE APPROVALS NECESSARY FOR THE CONSTRUCTION IN ACCORDANCE WITH THE CITY OF McCORDSVILLE. NO CHANGES TO THE SITE LAYOUT ARE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE ENGINEER. CHANGES MADE TO THE SITE LAYOUT WITHOUT APPROVAL IS SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. CHANGES INCLUDE BUT ARE NOT LIMITED TO, INCREASED IMPERVIOUS PAVEMENT, ADDITION / DELETION OF PARKING SPACES, MOVEMENT OF CURB LINES, CHANGES TO DRAINAGE STRUCTURES AND PATTERNS, LANDSCAPING, ETC.

SITE KEY NOTES:

- (A) HEAVY DUTY ASPHALT PAVEMENT; SEE DETAIL ON SHEET C800
- (B) LIGHT DUTY ASPHALT PAVEMENT; SEE DETAIL ON SHEET C800
- (C) RIGHT-OF-WAY PAVEMENT; TOWN OF McCORDSVILLE STANDARDS FOR CR900 FOR CR600-1.5" HMA SURFACE 9.5 MM
  - -2.5" HMA INTERMEDIATE 12.5 MM
  - -4" HMA BASE 19.0 MM
  - -6" HMA BASE 19.0 MM
  - -4" 95% COMPACTED AGGREGATE BASE #53
  - -4" 95% COMPACTED AGGREGATE BASE No.2
  - -95% COMPACTED SUBGRADE
- (D) CONCRETE PAVEMENT; SEE DETAIL ON SHEET C800
- (E) CONCRETE SIDEWALK; SEE TOWN OF McCORDSVILLE STANDARDS
- (F) STRAIGHT 6" CONCRETE CURB; SEE TOWN OF McCORDSVILLE STANDARDS
- (G) COMBINED CONCRETE CURB AND SIDEWALK; SEE DETAIL ON SHEET C800
- (H) ADA PARALLEL CURB RAMP; SEE DETAIL ON SHEET C800
- (I) 1:12 SLOPE CONCRETE RAMP FLUSH TO PAVEMENT; FOR CONCRETE RAMP SEE TOWN OF McCORDSVILLE STANDARDS
- (J) ADA ACCESSIBLE PARKING SPACE, SIGN AND WHEELSTOP; SEE DETAILS ON SHEET C800.
- (K) SIGNAGE; SEE TOWN OF McCORDSVILLE STANDARDS
- (L) THERMOPLASTIC CROSS WALK STRIPING; SEE DETAIL ON SHEET C800.
- (M) 4" THERMOPLASTIC WHITE NON-SKID PAINTED LINE
- (N) 4" BLUE NON-SKID PAINTED LINE REQUIRED FOR ALL ADA PAVEMENT STRIPING
- (O) TAPER LAST 2' OF CURB; SEE DETAIL ON SHEET C800
- (P) DUMPSTER ENCLOSURE; SEE ARCHITECTURAL PLANS FOR DETAILS
- (Q) 24" WIDE WHITE THERMOPLASTIC STOP BAR
- (R) PAINTED PAVEMENT DIRECTIONAL ARROWS - COLOR WHITE
- (S) 2' COMBINED CONCRETE CURB AND GUTTER; SEE TOWN OF McCORDSVILLE STANDARDS
- (T) 4" WHITE THERMOPLASTIC SOLID LINE

SITE KEY NOTES:

- (U) CONCRETE STOOP; SEE ARCHITECTURAL PLANS FOR CONNECTION DETAIL
- (V) RELOCATE ROAD/STREET SIGN
- (W) BLACK OUT 4" SOLID WHITE LANE MARKING
- (X) EXISTING TURN ARROW TO REMAIN
- (Y) WIRE TRAFFIC POLE AND PROVIDE PEDESTRIAN CROSSING POLE, PUSH BUTTON, AND PEDESTRIAN CROSSING SIGNAL ONE EACH POLE. TWO PUSH BUTTONS AND TWO PEDESTRIAN CROSSING SIGNALS PER TOWN OF McCORDSVILLE STANDARDS. RUN WIRING
- (Z) TRANSFORMER PAD TO MEET UTILITY PROVIDER REQUIREMENTS
- (AA) THREE FLAGPOLES, ONE THIRTY-FIVE FOOT FLAGPOLE AND TWO TWENTY-FIVE FOOT FLAGPOLES; SEE DETAILS ON SHEET C801- SPACE 10' O.C.
- (BB) SITE SIGNAGE; SEE ARCHITECTURAL PLANS
- (CC) 6' BLACK ORNAMENTAL FENCE WITH ONE DOUBLE SWING GATE - 10' WIDE WITH LOCKING HARDWARE
- (DD) PROVIDE FOUR (4) BIKE RACK SPACES ON 6" CONCRETE PAD
- (EE) 8" THICK COLORED CONCRETE ON 8" COMPACTED STONE SIDEWALKS AT CROSSWALKS. 8' WIDE
- (FF) CURB TURNOUT WITH RIP-RAP OVER FILTER FABRIC
- (GG) MILL (1.5") FROM SHOULDER PAVEMENT AND PLACE NEW SURFACE AT A MAXIMUM 2% CROSS SLOPE
- (HH) 6"x6" PRESSURE TREATED WOOD POSTS SPACED 6' O.C. 42" ABOVE GRADE; 48" BELOW GRADE. SET IN 24" DIAMETER CONCRETE FOOTER.
- (II) 42" BLACK VINYL COATED PVC FENCE.
- (JJ) 4' SWING GATE.
- (KK) SEGMENTED RETAINING WALL WITH FENCE ON BACK SIDE. UTILIZE SLEEVES FOR FENCE POSTS.
- (LL) DO NOT ENTER SIGN.
- (MM) DROP OFF LANE SIGN.

PARKING TABLE:

REQUIRED:

13 STAFF/OFFICE/ADMIN:	1 SPACE/STAFF	13 SPACES
22 CLASSROOMS	2 SPACE/CLASSROOM	44
300 BLEACHER SEATING:	1 SPACE/3 SEATS	100 SPACES
TOTAL REQUIRED:		157 SPACES
TOTAL PROVIDED:		157 SPACES

80% PARKING ALLOWED EAST OF BUILDING, BETWEEN BUILDING AND CR600 R/W.
126 SPACES ALLOWED; 112 SPACES PROVIDED

SITE LEGEND:

- PROPOSED LIGHT DUTY PAVEMENT
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED RIGHT-OF-WAY PAVEMENT
- PROPOSED PAVEMENT MILL & RESURFACE
- PROPOSED ADA PARKING SYMBOL, PARKING BUMPER, SIGN, DETECTABLE WARNING STRIP

IMPERVIOUS AREA CALCULATION:

3.266± ACRES IMPERVIOUS ON 11.546± ACRES SITE
28.3% IMPERVIOUS ACREAGE ON SITE

PRELIMINARY
NOT FOR CONSTRUCTION

NORTH
SCALE IN FEET
0 30' 60'

Indiana811
Know what's below. Call before you dig.

ROBERT L. GATES
REGISTERED
No. PE11600325
STATE OF INDIANA
PROFESSIONAL ENGINEER

* HAND SIGNATURE ON FILE

7/20/18

REVISION RECORD

NO	DATE	DESCRIPTION
1	7/20/18	AGENCY/AHJ COMMENTS
2		
3		
4		
5		

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MONTESSORI ACADEMY AT GEIST
GEIST MONTESSORI ACADEMY McCORDSVILLE
MCCORDSVILLE, INDIANA

SITE LAYOUT

DATE:	JUNE 22, 2018
DRAWN BY:	JCB
DWG SCALE:	1" = 30'
CHECKED BY:	DRAFT
PROJECT NO:	176-364
APPROVED BY:	*RLG

DRAWING NO.: C200
SHEET 04 OF 14

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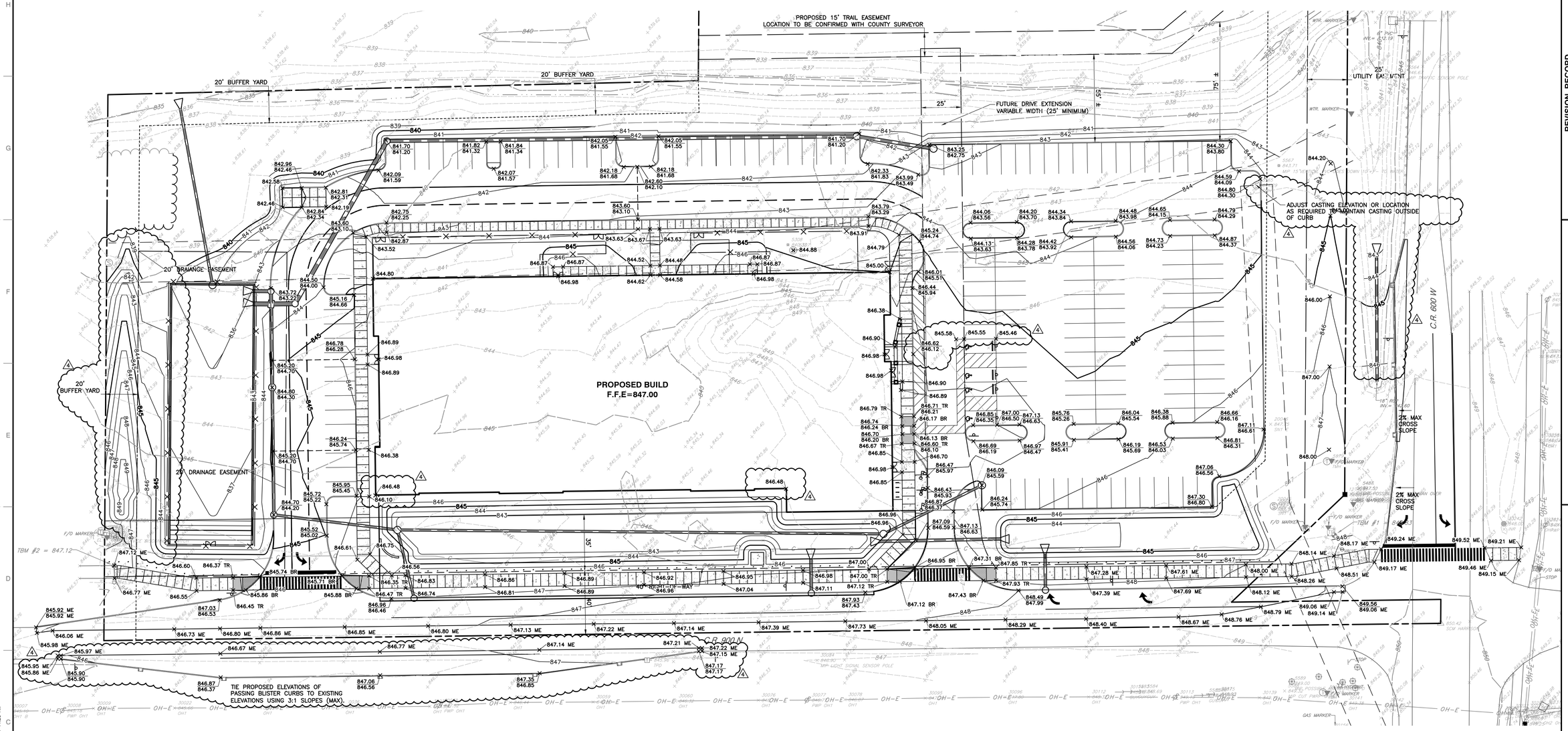

GENERAL GRADING NOTES:

1. CONTRACTOR SHALL STRICTLY ADHERE TO THE EROSION CONTROL MEASURES PREPARED FOR THIS PROJECT.
2. EARTHWORK SHALL INCLUDE CLEARING AND GRUBBING, STRIPPING AND STOCKPILING TOPSOIL, MASS GRADING, EXCAVATION, FILLING, UNDER CUT AND REPLACEMENT, IF REQUIRED, AND COMPACTION.
3. CONTRACTOR TO REFILL UNDERCUT AREAS WITH SUITABLE MATERIAL AND COMPACT AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
4. PLACE TOPSOIL OVER THE SUBGRADE OF UNPAVED, DISTURBED AREAS TOA DEPTH INDICATED ON THE LANDSCAPE PLANS (6" MINIMUM). PAVEMENT SLOPES ACROSS ACCESSIBLE PARKING STALLS AND ADJOINING ACCESS AISLES SHALL BE MAXIMUM 2%.
5. ALL SLOPES SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
6. ALL AREAS NOT PAVED SHALL BE STABILIZED IN ACCORDANCE WITH THE EROSION CONTROL PLAN, UNLESS NOTED OTHERWISE.
7. ALL EXCESS SOIL MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE DESIGNATED SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
8. DRAINAGE SYSTEMS SHALL BE INSPECTED DURING CONSTRUCTION BY A REGISTERED PROFESSIONAL ENGINEER OR LAND SURVEYOR. WITHIN 30 DAYS AFTER COMPLETION OF ON AND OFF-SITE DRAINAGE FACILITIES, THE REGISTERED PROFESSIONAL SHALL CERTIFY IN WRITING THE COMPLIANCE OF THE DRAINAGE FACILITIES PER LOCAL REQUIREMENTS.
9. CONTRACTOR SHALL PERPETUATE ALL DRAINS AND TILES ENCOUNTERED DURING CONSTRUCTION. COORDINATE WITH ENGINEER OF RECORD REGARDING THE CONNECTION TO THE PROPOSED STORM SEWER SYSTEM.
10. STORM STRUCTURES RECEIVING SUB-SURFACE DRAINS (SSD) SHALL HAVE BOTH CONNECTIONS CORE DRILLED. T OR Y BLIND CONNECTIONS ARE NOT ALLOWED.
11. REFER TO AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT BY ALT & WITZIG DATED NOVEMBER 14, 2016.

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. INDIANA 811 ONE-CALL UTILITY LOCATE SERVICE WAS CONTACTED AND LOCATE REQUEST TICKETS #1802152901, #1802152929, #1802152985, WERE ISSUED FOR THE SUBJECT SITE.

PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES. CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

PROPOSED LEGEND:

	PROPOSED DITCH
ST	PROPOSED STORM SEWER LINE
	PROPOSED ROOF DRAINS
800	PROPOSED INDEX CONTOUR
798	PROPOSED INTERMEDIATE CONTOUR
	PROPOSED UNDERDRAIN
790.00	PROPOSED SPOT ELEVATION
790.50 TC 790.00 BC	PROPOSED CURB ELEVATION; TC=TOP OF CURB BC=BOTTOM OF CURB
M.E.	MATCH EXISTING
EP	EDGE OF PAVEMENT
TOR	TOP OF RIM
C.O.	CLEANOUT
	PROPOSED STORM CURB INLET, MANHOLE, CATCH BASIN

BENCHMARKS:

UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON ARE BASED UPON AN OPUS SOLUTION AND ARE ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). IT IS MY OPINION THAT THE UNCERTAINTY IN THE ELEVATION OF THE PROJECT BENCHMARK DOES NOT EXCEED 0.10 FOOT.

TBM #1
CUT "X" ON THE SOUTHEAST ANCHOR BOLT OF TRAFFIC SIGNAL POLE LOCATED IN THE NORTHWEST QUADRANT OF THE INTERSECTION OF C.R 900N AND C.R. 600W NEAR THE SOUTHEAST CORNER OF THE SITE.

ELEVATION = 848.83

TBM #2
MARKED "SQUARE" ON NORTHEAST CORNER OF THE END OF SIDEWALK LOCATED ON THE NORTH SIDE OF C.R. 900N NEAR THE SOUTHWEST CORNER OF THE SITE.

ELEVATION = 847.12

TBM #3
MARKED "SQUARE" ON TOP OF SOUTHEAST CORNER OF CONCRETE HEADWALL LOCATED ON THE WEST SIDE OF C.R. 600W NEAR THE NORTHEAST CORNER OF THE SITE.

ELEVATION = 845.50

PRELIMINARY
NOT FOR CONSTRUCTION

NORTH
SCALE IN FEET
0 30' 60'

Indiana 811
Know what's below. Call before you dig.

* HAND SIGNATURE ON FILE
ROBERT L. GAFFEY
REGISTERED
Nº PE11600325
STATE OF INDIANA
PROFESSIONAL ENGINEER
7/20/18

REVISION RECORD

NO	DATE	DESCRIPTION
1	7/10/18	ADDRESS TAC COMMENTS
2	7/26/18	BID SET
3	7/26/18	CITI RESUBMIT FALLS
4	8/6/2018	Addendum 1 & Town Comments Response

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MONTESSORI ACADEMY AT GEIST
GEIST MONTESSORI ACADEMY McCORDSVILLE
MCCORDSVILLE, INDIANA

GRADING PLAN

DATE: JUNE 22, 2018	DRAWN BY: RLG
DWG SCALE: 1" = 30'	CHECKED BY: DRAFT
PROJECT NO:	175-394
APPROVED BY:	*RLG

DRAWING NO.: C300
SHEET 06 OF 16

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NORTH

PROPOSED 15' TRAIL EASEMENT
LOCATION TO BE CONFIRMED WITH COUNTY SURVEYOR

20' BUFFER YARD

20' BUFFER YARD

25'

FUTURE DRIVE EXTENSION
VARIABLE WIDTH (25' MINIMUM)

55' ±

75' ±

25'
UTILITY EASEMENT

6" PVC
INV.= 842.19

ASPHALT

15" VERTICAL PVC

XW20-1

XG20-2

YELLOW LINE

DIAGONAL

250'

EDGE OF ASPHALT

C.R. 600 W

ASPHALT

12" RCP
INV.= 843.

GRASS

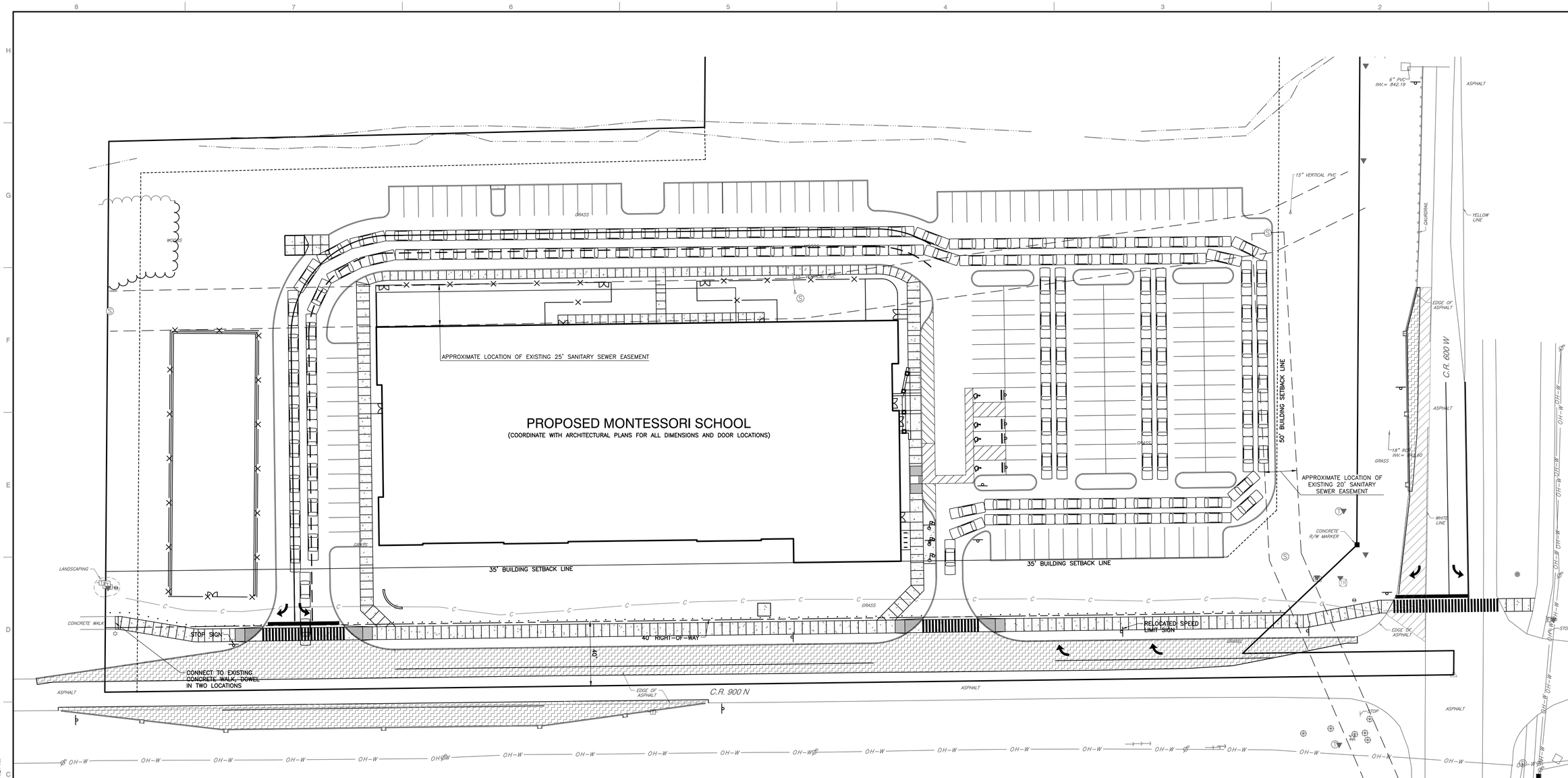
WHITE LINE

CONCRETE R/W MARKER

OH-W

OH-W

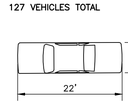
OH-W



AUTO STACKING SUMMARY:

103 VEHICLES ALONG PERIMETER
24 VEHICLES IN DRIVE AISLES

127 VEHICLES TOTAL



4

NOTE: REV 4; ADDED ENTIRE SHEET

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SCALE IN FEET
0 30' 60'

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ROBERT L. GAFFER REGISTERED Nº PE11600325 STATE OF INDIANA PROFESSIONAL ENGINEER
7/20/18

REVISION RECORD

NO	DATE	DESCRIPTION
1	7/10/18	AC/RESS-TAC-COMMENTS
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3	7/26/18	CITY RE-SUBMITTALS
4	8/8/2018	Addendum 1 & Town Comments Response

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MONTESSORI ACADEMY AT GEIST
GEIST MONTESSORI ACADEMY McCORDSVILLE
McCORDSVILLE, INDIANA

STACKING PLAN

DATE:	JUNE 22, 2018
DRAWN BY:	JCB
DWG SCALE:	1" = 30'
CHECKED BY:	DRAFT
PROJECT NO:	175-394
APPROVED BY:	*RLG

DRAWING NO.: **C201**

SHEET 05 OF 16

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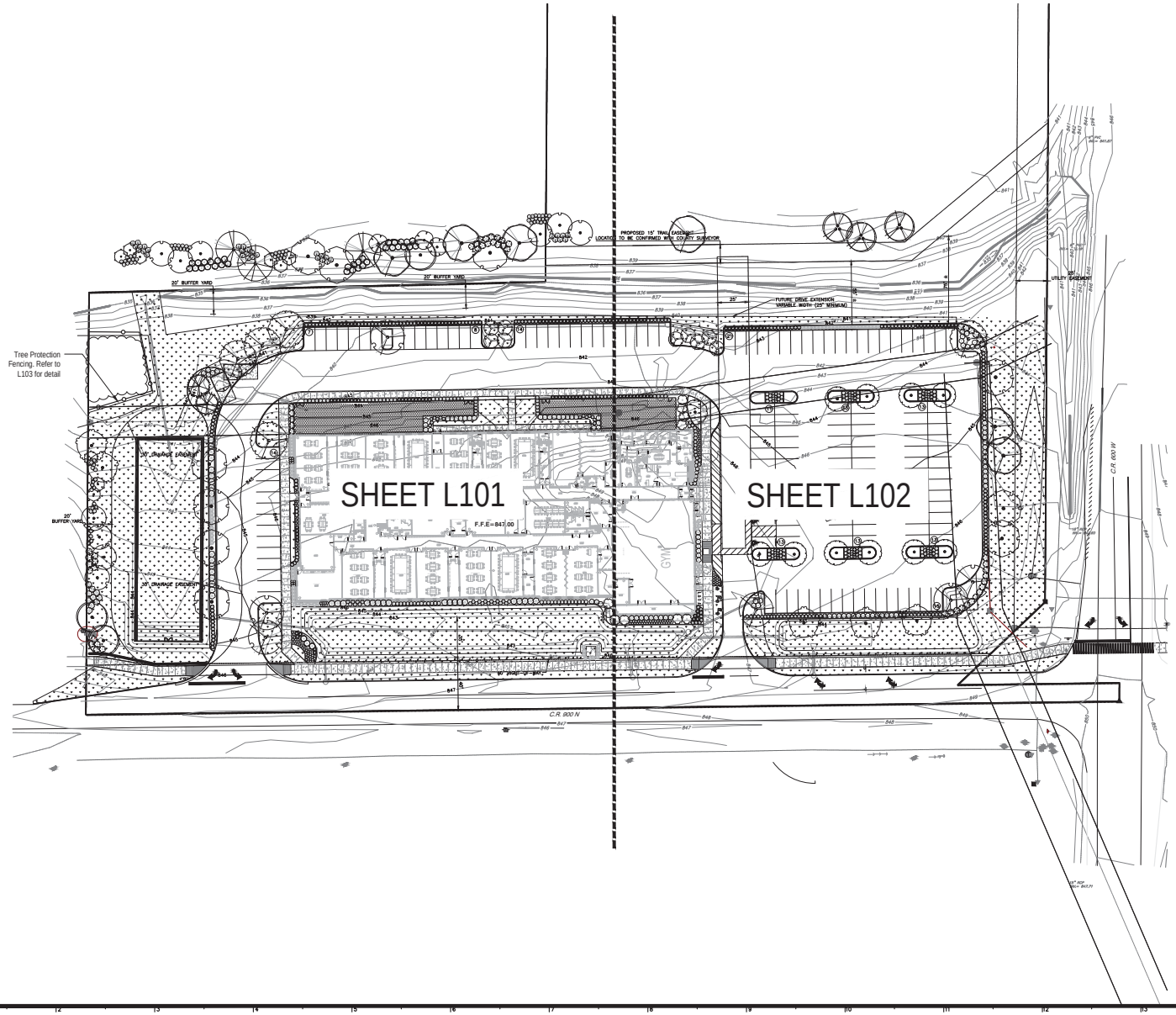

GENERAL LANDSCAPE AND PLANTING NOTES

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ORDINANCE CHART

Zoning: R-1 with a special Use variance allowing for Institutional

BUILDING BASE (non-residential)
Requirement: Provide a 5-foot wide planting bed along all building edges
This requirement has been met, refer to plan.

PARKING INTERIOR
Requirement: For lots containing more than 10 spaces, provide 5% interior islands + 1 tree/2,400 s.f. of surface area + 1 shrub/500 s.f. of surface area; no parking space shall be more than 60 l.f. from the trunk of a shade tree
Required: 156 spaces @ 74.405 s.f. of surface area = 3,720 s.f. parking islands + 31 trees + 149 shrubs
Provided: 6,646 s.f. parking islands + 31 trees + 149 shrubs

PARKING PERIMETER
Requirement: For all parking facing ROW or side/rear yard, provide 1 tree/50 l.f. + hedge row of 3' ht. min.
Required:
North: 50 spaces @ 9' width = 450 l.f.; 9 trees + 450 l.f. of grasses
East: 229 l.f. drive = 5 trees + 229 l.f. hedge row
South: 15 spaces @ 9' width = 135 l.f.; 3 trees + 135 l.f. hedge row
West: 200 l.f. drive = 4 trees + 200 l.f. hedge row
Provided:
North: 9 trees (on north side of drainage easement) + 450 l.f. grasses (along parking lot edge)
East: 5 trees + 229 l.f. hedge row
South: 3 trees + 135 l.f. hedge row
West: 4 trees + 200 l.f. hedge row

BUFFER
Requirements: Provide 5 trees + 20 ornamental shrubs/100 l.f. when adjacent to single family residential.
Required:
North: 400 l.f. = 20 trees + 134 shrubs
West: 219 l.f. = 11 trees + 44 shrubs
Provided:
North: 20 trees + 134 shrubs
West: 11 trees + 44 shrubs

North
0 20' 40' 80'
Scale 1" = 40'-0"

LAUTH
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PROJECT NUMBER: 8820-CM-01
STATE NUMBER: 15

context DESIGN

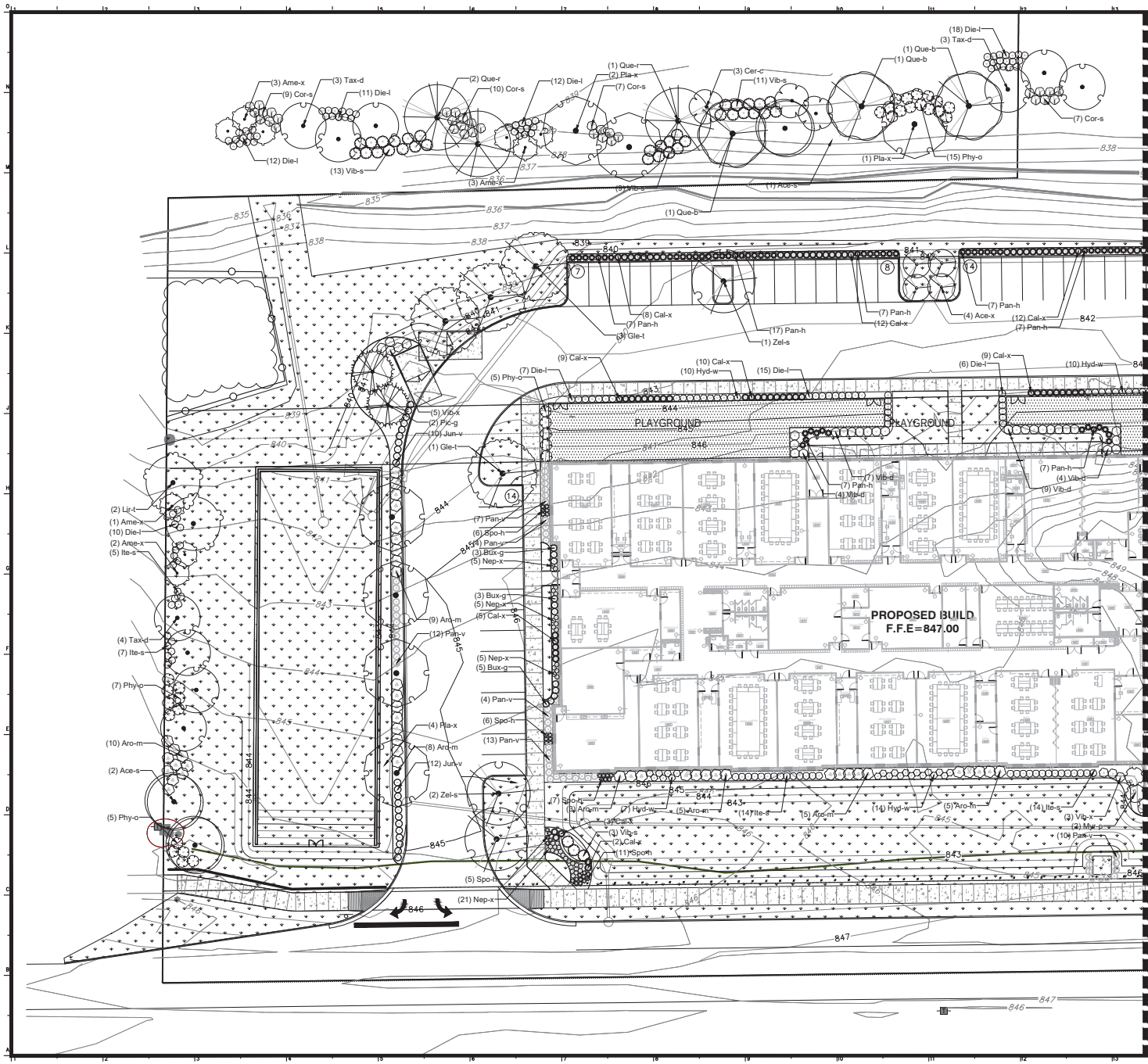
CERTIFIED BY:

TITLE: OVERALL PLANTING PLAN
PROJECT: GEIST MONTESSORI ACADEMY
McCORDSVILLE, INDIANA

REV	DATE (YYYY-MM-DD)	DESCRIPTION	DATE (YYYY-MM-DD)
			2019-07-19
			CONSULTANT CONTACT: AP
			CONSULTANT JOB NUMBER: 19-1191

DRAWING NO. L100 SHEET OF

TITLE: OVERALL PLANTING PLAN



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HATCH LEGEND

Area to receive lawn

Area to receive play surfacing, By Owner

REFER TO SHEET L103 FOR PLANT SCHEDULE AND DETAILS

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PROJECT NUMBER: 1820-CM-01
STATE NUMBER: 15

context DESIGN

CERTIFIED BY:

TITLE: ENLARGED PLANTING PLAN

PROJECT: GEIST MONTESSORI ACADEMY

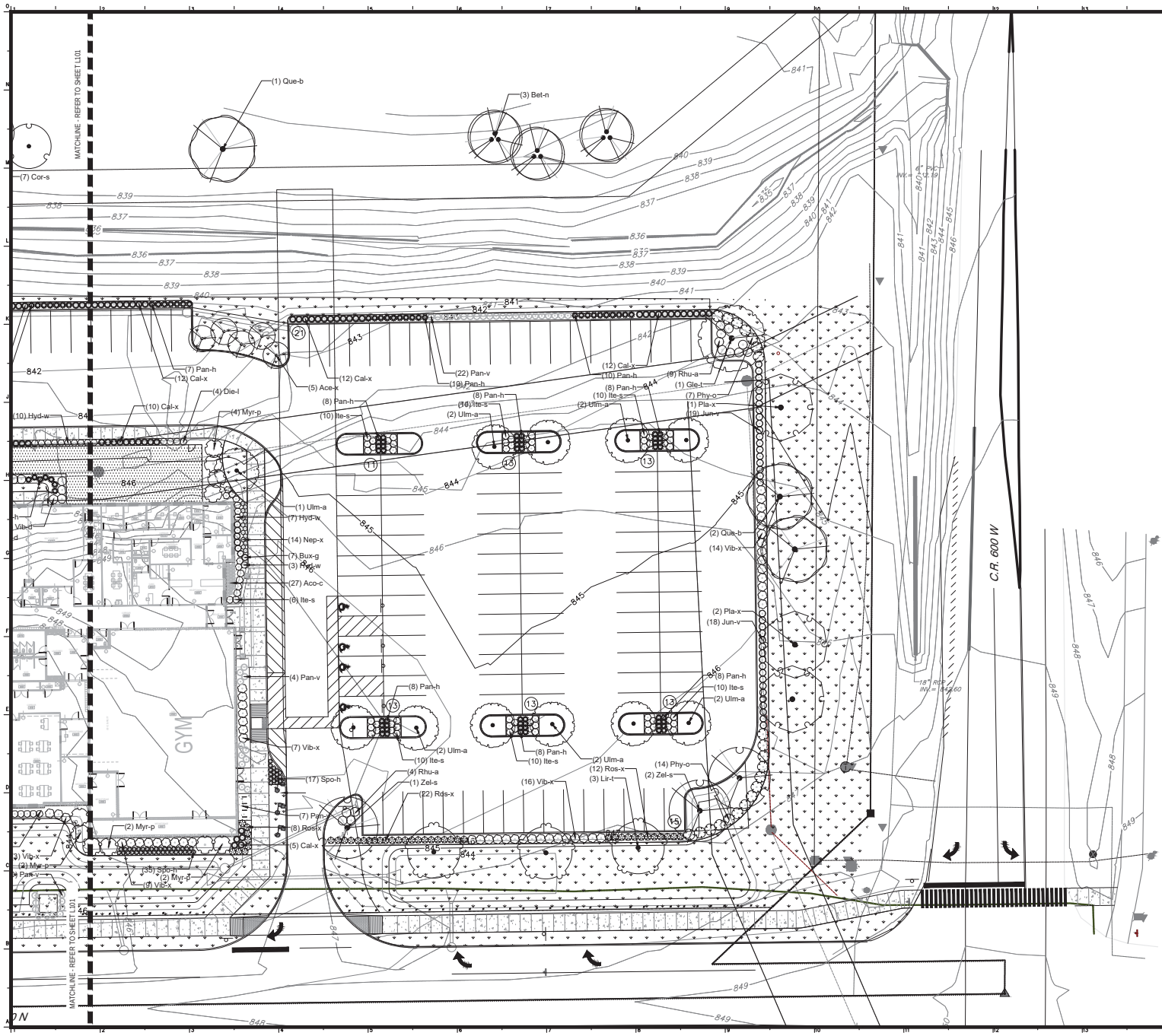
McCORDSVILLE, INDIANA

REV	DATE (YYYY-MM-DD)	DESCRIPTION
	2019-07-19	CONSULTANT CONTRACT APP

CONSULTANT JOB NUMBER: 19-1191

DRAWING NO. L101 SHEET OF

TITLE: ENLARGED PLANTING PLAN



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PROJECT NUMBER: 8820-0041
STATE NUMBER: 15

context DESIGN

CERTIFIED BY:

TITLE: ENLARGED PLANTING PLAN

PROJECT: GEIST MONTESSORI ACADEMY

McCORDSVILLE, INDIANA

REV.	DATE (YYYY-MM-DD)	DESCRIPTION

DATE (YYYY-MM-DD): 2019-07-19
CONSULTANT CONTACT: AFP
CONSULTANT JOB NUMBER: 19-1191

DRAWING NO. L102 SHEET OF

TITLE: ENLARGED PLANTING PLAN

PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-x	9	Acer rubrum `Armstrong`	Armstrong Red Maple	B & B	2"Cal	full, strong central leader, matched
Ace-s	3	Acer saccharum `Legacy`	Legacy Sugar Maple	B & B	2"Cal	full, strong central leader, matched
Ame-x	9	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	B & B	8` ht.	multi-trunk; matched
Bet-n	3	Betula nigra	River Birch	B & B	2"Cal	full, strong central leader, matched
Cer-c	3	Cercis canadensis	Eastern Redbud	B & B	8` ht.	multi-trunk, matched
Gle-t	5	Gleditsia triacanthos inermis `Skycole`	Skyline Thornless Honeylocust	B & B	2"Cal	full, strong central leader, matched
Lir-t	5	Liriodendron tulipifera	Tulip Tree	B & B	2"Cal	full, strong central leader, matched
Pic-g	2	Picea pungens glauca	Colorado Blue Spruce	B & B	min. 6` ht.	full, strong central leader, matched, symmetrical
Pla-x	10	Platanus x acerifolia	London Plane Tree	B & B	2"Cal	full, strong central leader, matched
Que-b	6	Quercus bicolor	Swamp White Oak	B & B	2"Cal	spring dug, full, strong central leader, matched
Que-r	3	Quercus rubra	Red Oak	B & B	2"Cal	spring dug, full, strong central leader, matched
Tax-d	10	Taxodium distichum	Bald Cypress	B & B	2"Cal	full, strong central leader, matched
Ulm-a	11	Ulmus x americana `Princeton Elm`	Princeton Elm	B & B	2"Cal	full, strong central leader, matched
Zel-s	6	Zelkova serrata `Green Vase`	Green Vase Sawleaf Zelkova	B & B	2"Cal	full, strong central leader, matched
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Aro-m	45	Aronia melanocarpa `Autumn Magic`	Autumn Magic Black Chokeberry	container	24"	space @ 5`-0" o.c.
Bux-g	18	Buxus x `Green Mountain`	Green Mountain Boxwood	container	18"	space @ 3`-0" o.c., allow to mass
Cor-s	33	Cornus sericea `Cardinal`	Cardinal Red-twig Dogwood	container	24"	space @ 4`-0" o.c.
Die-l	95	Diervilla lonicera `Copper`	Copper Northern Bush Honeysuckle	container	24"	space @ 3`-0" o.c.
Hyd-w	51	Hydrangea quercifolia `Pee Wee`	Pee Wee Oakleaf Hydrangea	container	24"	space @ 3`-0" o.c.
Ite-s	106	Itea virginica `Sprich`	Little Henry Virginia Sweetspire	container	24"	space @ 3`-0" o.c.
Jun-v	59	Juniperus virginiana `Grey Owl`	Grey Owl Juniper	container	18" spread	space @ 3`-0" o.c., allow to mass
Myr-p	10	Myrica pensylvanica	Northern Bayberry	container	24"	space @ 8`-0" o.c., allow to mass
Phy-o	53	Physocarpus opulifolius `Summer Wine`	Summer Wine Ninebark	container	24"	space @ 5`-0" o.c.
Rhu-a	13	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	container	18" spread	space @ 4`-0" o.c., allow to mass
Ros-x	42	Rosa x `Radrazz`	Knock Out Shrub Rose	container	18"	space @ 3`-0" o.c.
Vib-d	24	Viburnum dentatum `Christom`	Blue Muffin Viburnum	container	24"	space @ 4`-0" o.c.
Vib-s	36	Viburnum plicatum tomentosum `Summer Snowflake`	Summer Snowflake Japanese Snowball	Container	24"	space @ 5`-0" o.c.
Vib-x	54	Viburnum x juddii	Judd Viburnum	container	24"	space @ 5`-0" o.c.
ANNUALS/PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Nep-x	50	Nepeta x faassenii `Junior Walker`	Junior Walker Catmint	pot	#1	space @ 24" o.c.
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Aco-c	27	Acorus calamus `Variegatus`	Striped Sweet Flag	pot	#1	space @ 18" o.c.
Cal-x	121	Calamagrostis x acutiflora `Karl Foerster`	Karl Foerster Feather Reed Grass	pot	#2	space @ 3`-0" o.c.
Pan-v	83	Panicum virgatum `Cloud Nine`	Cloud Nine Switch Grass	pot	#2	space @ 3`-0" o.c.
Pan-h	134	Panicum virgatum `Heavy Metal`	Heavy Metal Switch Grass	pot	#2	space @ 3`-0" o.c.
Spo-h	87	Sporobolus heterolepis	Prairie Dropseed	pot	#1	space @ 2`-0" o.c.

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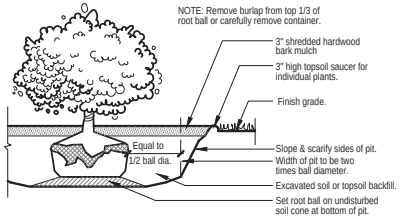
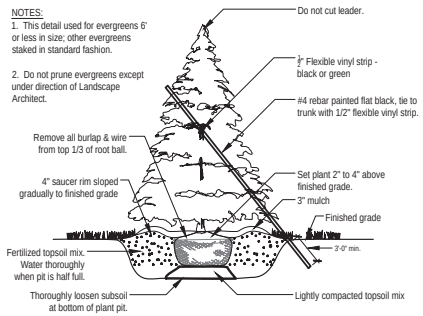
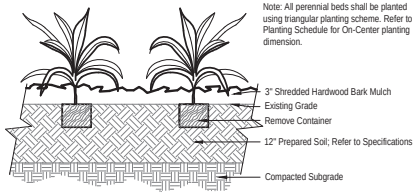


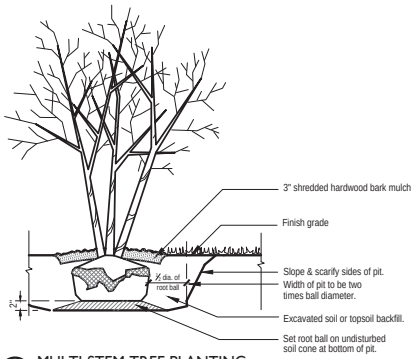
SHRUB PLANTING
Not to Scale



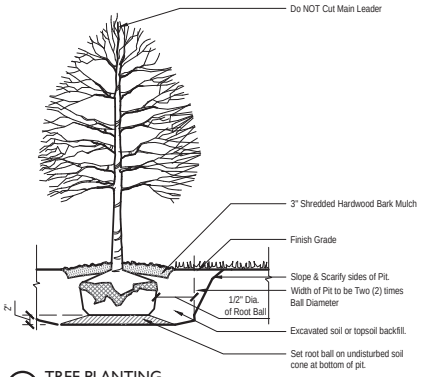
EVERGREEN TREE PLANTING
Not to Scale



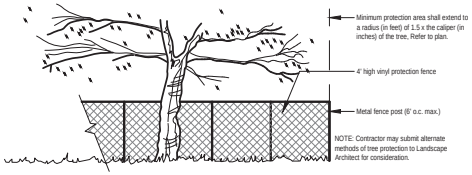
PERENNIAL PLANTING
Not to Scale



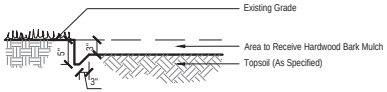
MULTI-STEM TREE PLANTING
Not to Scale



TREE PLANTING
Not to Scale



TREE PROTECTION FENCE
Not to Scale



SPADE EDGE
Not to Scale

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context DESIGN

CERTIFIED BY:

TITLE: PLANTING DETAILS

PROJECT: GEIST MONTESSORI ACADEMY

McCORDSVILLE, INDIANA

REV.	DATE (YYYY-MM-DD)	DESCRIPTION	DATE (YYYY-MM-DD)

DATE (YYYY-MM-DD): 2019-07-19
CONSULTANT CONTACT: AFP
CONSULTANT JOB NUMBER: 15-1191

DRAWING NO. L103 SHEET OF

TITLE: PLANTING DETAILS

PLAN NOTES:

1. PROVIDE OVERRIDE SWITCH FOR OCCUPANCY SENSOR.
2. INSTALL TYPE 'J' GOOSENECK FIXTURES FOR BUILDING SIGNAGE. MOUNT AT +30'-0". SEE ARCHITECTURAL ELEVATIONS FOR EXACT LOCATIONS.
3. PROVIDE WIREGUARDS FOR ALL EXIT LIGHT AND EMERGENCY WALL PACKS IN GYM.

LIGHTING PLAN
SCALE: 1/8"= 1'-0"

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fax (317) 464-9393
www.daeengineering.com
Email: dae@design-aire.com
Mechanical, Electrical, and Energy Engineering

LANCER + BEEBE

LAUTH

GEIST MONTESSORI ACADEMY
MCCORDSVILLE, IN

PROJECT: 018094
DATE: 07.20.2018

LIGHTING

E101

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N

LIGHTING PLAN

SCALE: 1/8" = 1'-0"

LANCER + BEEBE

LAUTH

GEIST MONTESSORI ACADEMY
MCCORDSVILLE, IN

PROJECT: 018094
DATE: 07.20.2018

LIGHTING

E102

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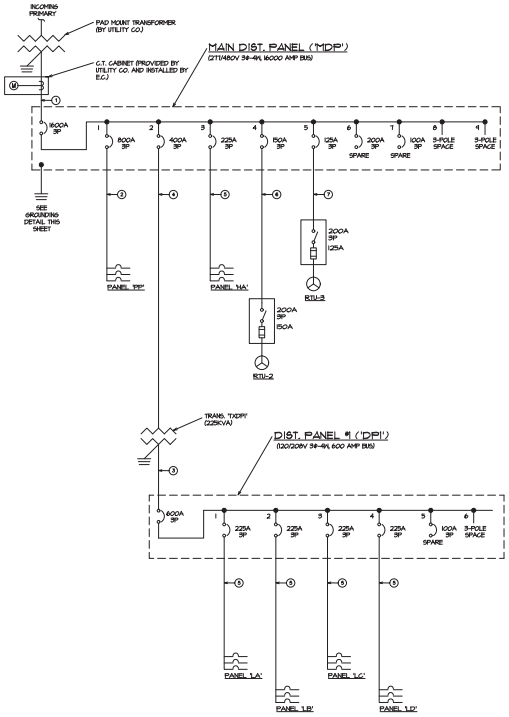
Mechanical, Electrical, and Energy Engineering

LIGHT FIXTURE SCHEDULE

TYPE	MOUNTING	LAMPS	WATTS	NOMINAL DIMENSION	MFGR & CAT NO. OR ACCEPTABLE EQUIVALENT	REMARKS
A	RECESS	LED	48	2'X4'	LSI #LPA5G24-LED-48L-UNV-DIMI-40-U	2'X4' RECESSED LED DIRECT/INDIRECT TROFFER
B	RECESS	LED	48	2'X4'	LSI #SFP24-LED-50-UE-DIM-40	2'X4' RECESSED LED PRISMATIC TROFFER
BX	RECESS	LED	48	2'X4'	LSI #SFP24-LED-50-UE-DIM-40-EM	2'X4' RECESSED LED PRISMATIC TROFFER W/ EM BATTERY PACK
C	RECESS	LED	13	6" ROUND	LSI #LCD6-LED-14L-UNV-DIMI-40-FL-TRBR-HAZ-WH	6" ROUND RECESSED LED DOWNLIGHT
D	WALL	LED	13	2'	LSI #W442-LED-SS-NW-UE	2' WALL MOUNT LED FIXTURE
E	CHAIN	LED	24	4'	LSI #SDL4-LED-50L-FL-UNV-DIMI-40-80CRI	4' LED STRIP
F	WALL	LED	24	-	LSI #XWM-FT-LED-08-UE-BLK	LED EXTERIOR WALL SCONCE
FX	WALL	LED	24	-	LSI #XWM-FT-LED-08-UE-BLK-BB	LED EXTERIOR WALL SCONCE W/ EM BATTERY PACK
G	SUSPEND	LED	168	-	LSI #ALI2-LEDHE-24L-DA-W-UNV-DIM-40-EIOC-HCHIO-WG-ALI2	LED HIGHBAY W/ DIFFUSE LENS, CORD AND CABLE MOUNTING KIT AND WIREGAURD
H	WALL	LED	21	-	LSI #KCYL4-UD-M-21-LED-40-BK-HAZ	4' LED WALL MOUNT UP/DOWN CYLINDER
J	WALL	LED	10	-	LSI #AD-150-10-WW-LED-120-240-GBK-LD5W6WL-DO/GB-P-3-GBK	LED ANGLED DOME REFLECTOR W/ GOOSE NECK BRACKET - GLOSS FINISH
K	RECESS	LED	18	8" ROUND	LSI #LCD8-LED-33L-UNV-DIMI-40-WF-TRBR-SF-HAZ	8" ROUND LED DOWNLIGHT
KX	RECESS	LED	18	8" ROUND	LSI #LCD8-LED-33L-UNV-DIMI-40-WF-TRBR-SF-HAZ-EM	8" ROUND LED DOWNLIGHT W/ EM BATTERY PACK
EM	WALL	LED	-	-	LSI #EFH-LED-UNV-WHT	LED EMERGENCY WALL PACK
X	UNIV	LED	-	-	LSI #EXC-R-U-WB	CAST ALUMINUM LED EXIT EXIT LIGHT WITH EMERGENCY BATTERY BACKUP

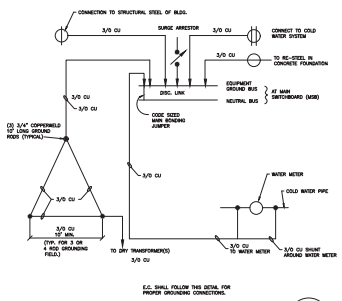
NOTE: SEE ELECTRICAL SITE PLAN FOR SITE LIGHTING SPECIFICATIONS



ONE-LINE DIAGRAM
NOT TO SCALE

PLAN NOTES

1. (2) 2-1/2" CONDITS, EACH CONTAINING 4-#500KCM, 1-#1/0 GND.
2. (2) 3-1/2" CONDITS, EACH CONTAINING 4-#500KCM, 1-#1/0 GND.
3. (2) 2" CONDITS, EACH CONTAINING 4-#350KCM, 1-#2 GND.
4. 4-#600KCM, 1-#1/0 GND IN A 3-1/2"C.
5. 4-#4/0, 1-#2 GND IN A 2-1/2"C.
6. 3-#1/0, 1-#6 GND IN A 1-1/2"C.
7. 3-#1, 1-#6 GND IN A 1-1/2"C.



E.C. SHALL FOLLOW THIS DETAIL FOR PROPER GROUNDING CONNECTIONS.

GROUNDING DETAIL (A / E401)
NOT TO SCALE

LANCER + BEEBE

LAUTH

GEIST MONTESSORI ACADEMY
MCCORDSVILLE, IN

PROJECT: 018094
DATE: 07.20.2018

ELECTRICAL ONE-LINE DIAGRAM

E401

DAE
DESIGN-AIRE ENGINEERING, INC.
220 North College Avenue Indianapolis, Indiana 46202
voice (317) 464-9090 fax (317) 464-9393
www.daeengineering.com Email: dae@design-aire.com
Mechanical, Electrical, and Energy Engineering

PLAN NOTES:

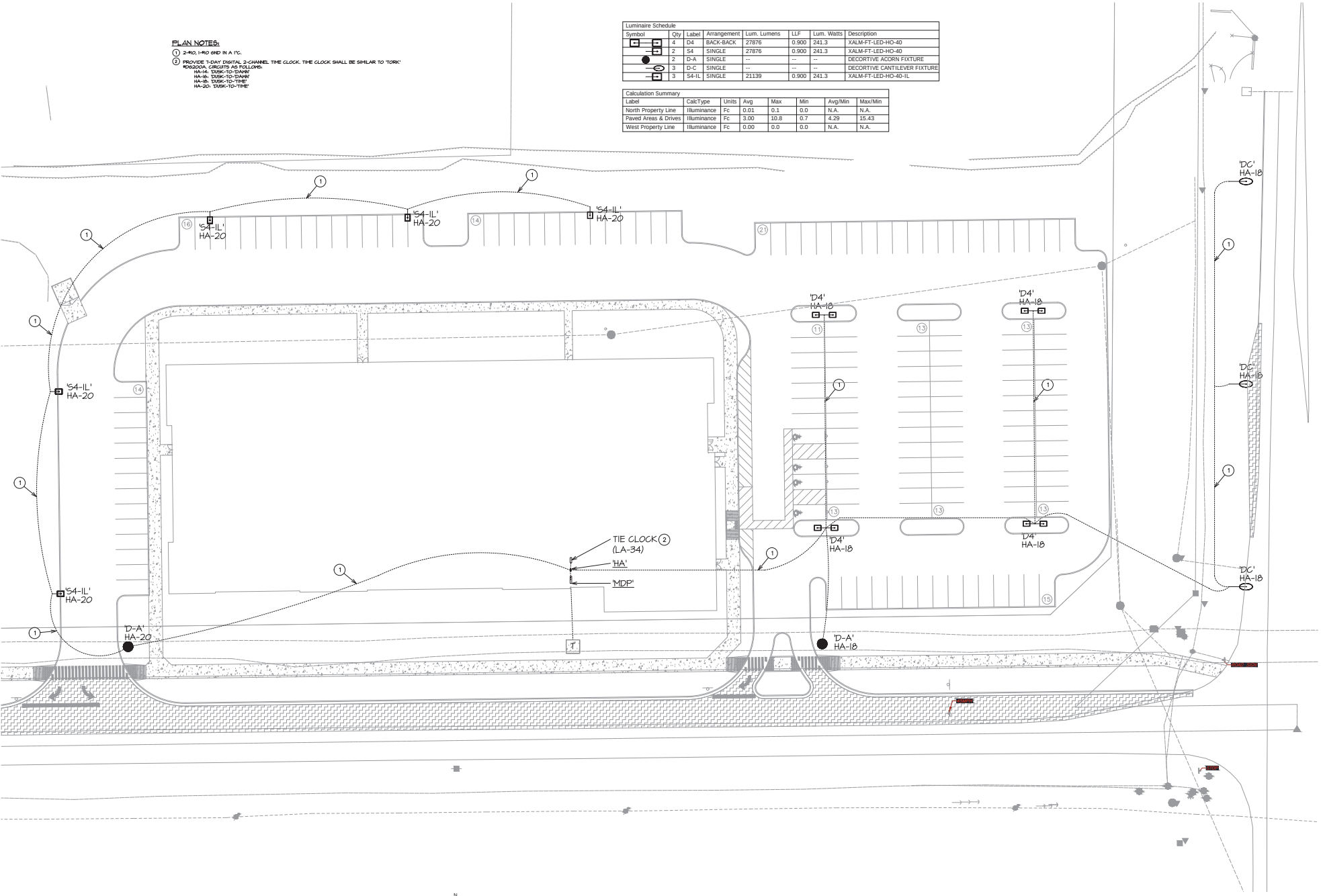
1. 2-#10, 1-#10 GND IN A 1"C.
2. PROVIDE 1-DAY DIGITAL 2-CHANNEL TIME CLOCK. TIME CLOCK SHALL BE SIMILAR TO 'TORK' #DX2000A. CIRCUITS AS FOLLOWS:
   - HA-14: 'DUSK-TO-DAWN'
   - HA-16: 'DUSK-TO-DAWN'
   - HA-18: 'DUSK-TO-TIME'
   - HA-20: 'DUSK-TO-TIME'

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	4	D4	BACK-BACK	27876	0.900	241.3	XALM-FT-LED-HO-40
	2	S4	SINGLE	27876	0.900	241.3	XALM-FT-LED-HO-40
	2	D-A	SINGLE	--	--	--	DECORTIVE ACORN FIXTURE
	3	D-C	SINGLE	--	--	--	DECORTIVE CANTILEVER FIXTURE
	3	S4-IL	SINGLE	21139	0.900	241.3	XALM-FT-LED-HO-40-IL

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
North Property Line	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
Paved Areas & Drives	Illuminance	Fc	3.00	10.8	0.7	4.29	15.43
West Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.



SITE ELECTRICAL PLAN
SCALE: 1"= 20'-0"

DAE
DESIGN-AIRE ENGINEERING, INC.
220 North College Avenue
Indianapolis, Indiana 46202
voice (317) 464-9090
fax (317) 464-9393
www.daeengineering.com
Email: dae@design-aire.com
Mechanical, Electrical, and Energy Engineering

LANCER + BEEBE

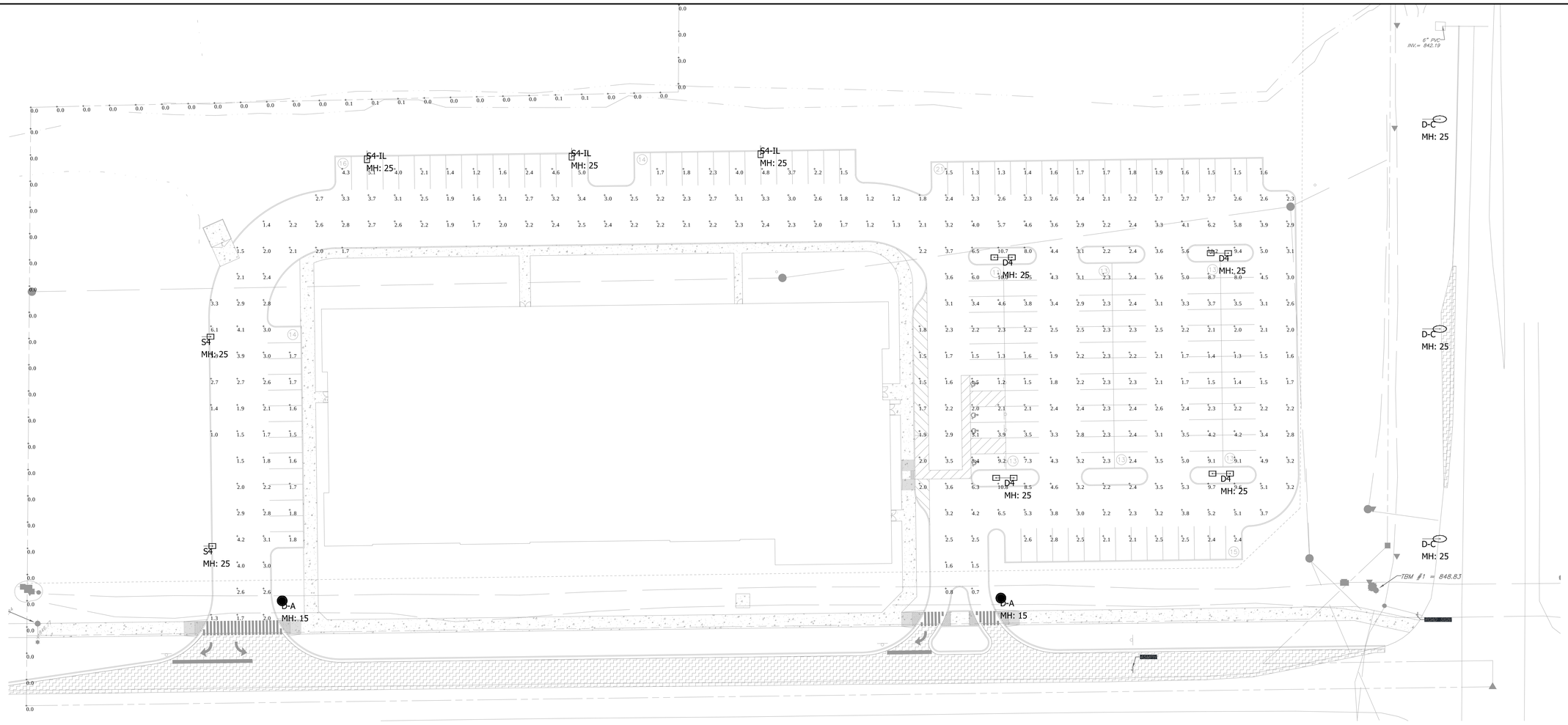
LAUTH

GEIST MONTESSORI ACADEMY
MCCORDSVILLE, IN

PROJECT: 018094
DATE: 07.20.2018

ELECTRICAL SITE PLAN

E501



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Lum. Watts	Description
	4	D4	BACK-BACK	27876	0.900	241.3	XALM-FT-LED-HO-40
	2	S4	SINGLE	27876	0.900	241.3	XALM-FT-LED-HO-40
	2	D-A	SINGLE	--	--	--	DECORTIVE ACORN FIXTURE
	3	D-C	SINGLE	--	--	--	DECORTIVE CANTILEVER FIXTURE
	3	S4-IL	SINGLE	21139	0.900	241.3	XALM-FT-LED-HO-40-IL

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
North Property Line	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
Paved Areas & Drives	Illuminance	Fc	3.00	10.8	0.7	4.29	15.43
West Property Line	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

National Lighting Vendor:
For pricing and technical assistance contact:
Russ Miller of CBMC INC, tel# 317-697-7510,
rmiller@cbmcinc.com

PHOTOMETRIC NOTES	
MOUNTING HEIGHT	25'
LIGHT LOSS FACTOR	0.90
REFLECTANCES	--
FOOTCANDLES CALCULATED AT	@ GRADE

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions. This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps, and other variable field conditions. THE INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY TO CBMC LIGHTING SOLUTIONS. THIS DOCUMENT IS PREPARED FOR A SPECIFIC SITE AND INCORPORATES CALCULATIONS BASED ON DATA AVAILABLE FROM THE CLIENT AT THIS TIME. BY ACCEPTING AND USING THIS DOCUMENT, THE RECIPIENT AGREES TO PROTECT ITS CONTENTS FROM FURTHER DISSEMINATION, (OTHER THAN THAT WITHIN THE ORGANIZATION NECESSARY TO EVALUATE SUCH SPECIFICATION) WITHOUT THE WRITTEN PERMISSION OF CBMC LIGHTING SOLUTIONS. THE CONTENTS OF THIS DOCUMENT ARE NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF CBMC LIGHTING SOLUTIONS. Copyright © 2018 CBMC Lighting Solutions All rights reserved.

CBMC • LIGHTING SOLUTIONS
5855 KOPETSKY DR | INDIANAPOLIS, IN 46217
317-780-8350 | WWW.CBMCINC.COM

SITE LAYOUT

Geist Montessori Academy Site

STAMP

REVISIONS

NO	DATE	BY

DRAWN BY: SJM
ISSUE DATE 7/9/18
DRAWING NUMBER: CB13399-SITE-3

SHEET SIZE ARCH Full Bleed D (24.00 X 36.00 Inches)

SCALE: 1" = 30'

- OF - SHEETS

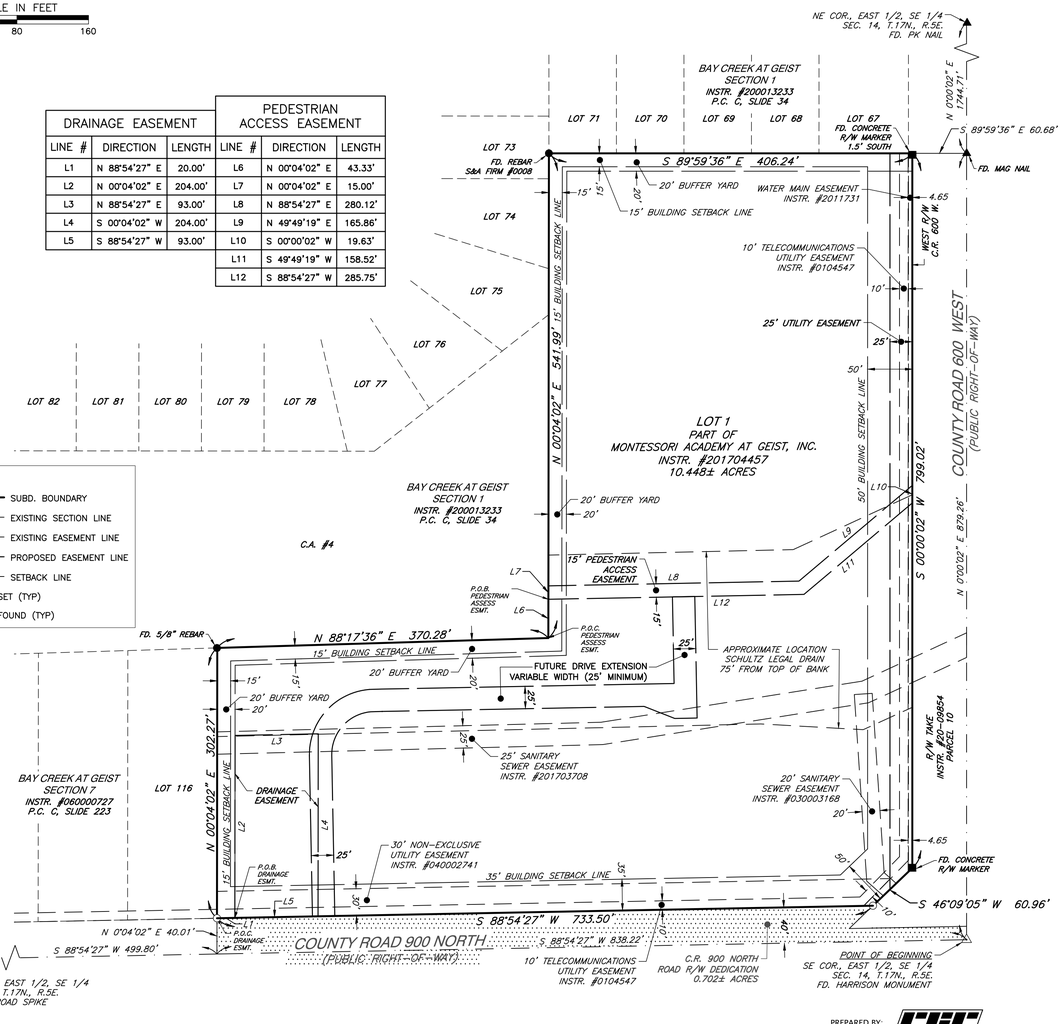
MONTESSORI ACADEMY AT GEIST, SECONDARY PLAT

Part of Section 14, Township 17 North, Range 5 East, 2nd Principal Meridian,
Town of McCordsville, Vernon Township, Hancock County, Indiana

INSTRUMENT No.: _____
CABINET: _____
SLIDE: _____

NORTH
SCALE IN FEET
0 80 160

DRAINAGE EASEMENT			PEDESTRIAN ACCESS EASEMENT		
LINE #	DIRECTION	LENGTH	LINE #	DIRECTION	LENGTH
L1	N 88°54'27" E	20.00'	L6	N 00°04'02" E	43.33'
L2	N 00°04'02" E	204.00'	L7	N 00°04'02" E	15.00'
L3	N 88°54'27" E	93.00'	L8	N 88°54'27" E	280.12'
L4	S 00°04'02" W	204.00'	L9	N 49°49'19" E	165.86'
L5	S 88°54'27" W	93.00'	L10	S 00°00'02" W	19.63'
			L11	S 49°49'19" W	158.52'
			L12	S 88°54'27" W	285.75'



LEGEND
- SUBD. BOUNDARY
- EXISTING SECTION LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SETBACK LINE
- MONUMENT SET (TYP)
- MONUMENT FOUND (TYP)

OWNER:
Montessori Academy at Geist, Inc.
13942 E. 96th Street
McCordsville, Indiana

PREPARED BY: CEC
Civil & Environmental Consultants, Inc.
530 East Ohio Street, Suite G
Indianapolis, Indiana 46204-2960
(317) 655-7777 (877) 746-0749

PROJECT 175-394
SHEET 1 OF 2

MONTESSORI ACADEMY AT GEIST, SECONDARY PLAT

Part of Section 14, Township 17 North, Range 5 East, 2nd Principal Meridian,
Town of McCordsville, Vernon Township, Hancock County, Indiana

INSTRUMENT No.: _____
CABINET: _____
SLIDE: _____

LAND DESCRIPTION

The East Half of the Southeast Quarter of Section Fourteen (14), Township Seventeen (17) North, Range (5) East, of the Second Principal Meridian located in Vernon Township, Hancock County, Indiana, more particularly described as follow:

Beginning at the Southeast corner of said Half Quarter Section being marked by a Harrison Monument; thence South 88 degrees 54 minutes 27 seconds West along the South line of said Half Quarter Section a distance of 838.22 feet to a Mag nail with washer stamped "S & A Firm #0008" and the Southeast corner of the Plat of Bay Creek, Section 7 as recorded in Instrument Number 060000727, Plat Cabinet C, Slide 223 in the Office of the Recorder, Hancock County, Indiana; thence North 00 degrees 04 minutes 02 seconds East along the East line of said Plat 342.28 feet to a 5/8" rebar with cap stamped "S & A Firm #0008" and the South line of the Plat of Bay Creek@ Geist, Section 1 as recorded in Instrument Number 20-13233, Plat Cabinet C, Slide 34 in said Recorder's Office; thence along the boundary lines of said Plat by the following three (3) calls; (1) North 88 degrees 17 minutes 36 seconds East 370.28 feet; (2) North 00 degrees 04 minutes 02 seconds East 541.99 feet to a 5/8" rebar with cap stamped "S & A Firm #0008; (3) South 89 degrees 59 minutes 36 seconds East 466.92 feet to a Mag nail and washer stamped "S & A Firm #0008" and the East line of said Half Quarter Section; thence South 00 degrees 00 minutes 02 seconds West along said East line a distance of 879.26 feet to the place of beginning.

EXCEPT:

Warranty Deed–Instrument Number 20–09854/Parcel 10

A part of the East Half of the Southeast Quarter of Section 14, Township 17 North, Range 5 East, Hancock County, Indiana, described as follows: Commencing at the Southeast corner of said Quarter Section; thence North 0 degrees 11 minutes 43 seconds East 4.573 meters (15.00 feet) along the East line of said Quarter Section; thence South 89 degrees 05 minutes 48 seconds West 6.097 meters (20.00 feet) to the intersection of the West boundary of County Road 600 West with the North boundary of County Road 900 North and the point of beginning of this description; thence South 89 degrees 05 minutes 48 seconds West 33.910 meters (111.25 feet) along said North boundary; thence North 46 degrees 20 minutes 46 seconds East 29.813 meters (97.81 feet); thence North 0 degrees 11 minutes 43 seconds East 243.54 meters (799.02 feet); thence South 89 degrees 47 minutes 55 seconds East 12.404 meters (40.70 feet) to the West boundary of said County Road 600 West; thence South 0 degrees 11 minutes 43 seconds West 263.542 meters (864.64 feet) along said boundary to the point of beginning and containing 0.3488 hectares (0.862 acres), more or less.

SOURCE OF TITLE

The Source of Title for the subject real estate is from Instrument Number 201704457.

DRAINAGE COVENANT

Channels, tile drains 8–inch or larger, inlets and outlets of detention and retention ponds, and appurtenances thereto within designated drain easements are extensions of the McCordsville's stormwater drainage system and are the responsibility of the McCordsville Drainage Board and/or the McCordsville Public Works Commissioner. Drainage swales and tile drains less than 8–inch in inside diameter shall be the responsibility of the property owner or homeowner association.

A petition addressed to the McCordsville Drainage Board has been filed in duplicate with the McCordsville Town Engineer, requesting that the subdivision's storm drainage system and its easements be accepted into the regulated drain system. Channels, tile drains 8–inch or larger, inlets and outlets of detention and retention ponds, and appurtenances thereto within designated drain easements are extensions of the McCordsville's stormwater drainage system and are the responsibility of the McCordsville Drainage Board and/or the McCordsville Public Works Commissioner. Drainage swales and tile drains less than 8–inch in inside diameter shall be the responsibility of the property owner or homeowner association. The storm drainage system and its easements that are accepted in to the regulated drainage system are delineated on the plat as Regulated Drainage Easements (RDE's). Regulated Drainage Easements are stormwater easements and drainage rights of way that are hereby dedicated to the public and to McCordsville, Indiana, for the sole and exclusive purpose of controlling surface water and/or for installation, operation, and maintenance of storm sewers and tile drains as defined in McCordsville Stormwater Management Ordinance. These drainage easements are established under authority of the Indiana Drainage Code and the said Board may exercise powers and duties as provided in said code. All other storm drainage easements have not been accepted into the town's system. All drainage improvements performed relative to the conveyance of Stormwater runoff and the perpetual maintenance thereof, with the latter easements, shall be the responsibility of the owner or homeowner association. The McCordsville Drainage Board assumes no responsibility relative to said improvements or the maintenance thereof.

TOWN APPROVAL

McCORDSVILLE ADVISORY PLAN COMMISSION:

This is to certify that this plat has been approved by the McCordsville Advisory Plan Commission the _____ day of _____ , 2018, under the authority provided by:

_____ Signature
_____ Signature

_____ Printed Name
_____ Printed Name

ZONING STATEMENT

The subject parcel is zoned P.U.D. per the zoning maps for the Town of McCordsville, Indiana.

LAND SURVEYORS CERTIFICATE

I, Anthony B. Syers, hereby certify that I am a registered professional land surveyor in the State of Indiana; that this plat correctly represents an Boundary Retracement Survey prepared by Civil & Environmental Consultants, Inc. and that all monuments shown thereon actually exist, or will exist as indicated and that their location, size, type and material are accurately shown; and that the computed error of closure of the boundary survey is not more than one foot in ten thousand feet; and that this plat complies with provisions of the Subdivision Ordinance.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law. Anthony B. Syers.

Witness my hand and seal this 10th day of August, 2018

ANTHONY B. SYERS REGISTERED No. 20800124 STATE OF INDIANA LAND SURVEYOR

_____
Anthony B. Syers PLS #20800124 State of Indiana
Civil & Environmental Consultants, Inc. Project 175–394
530 E. Ohio St., Suite G, Indianapolis, IN 46204
asyers@cecinc.com
Prepared by: Anthony B. Syers

ACCEPTANCE OF DEED DEDICATION

This subdivision shall be known and designated as Montessori Academy at Geist. All streets shown and not heretofore dedicated are hereby dedicated to the public.

Front yard building setback lines are hereby established as shown on this plat, between which lines and the property lines of the street, there shall be erected or maintained no building or structure.

Right of way shown on this plat and heretofore dedicated to the Town consists of 0.702 acres.

A perpetual utility easement is hereby granted to any private or public utility or municipal department, their successors and assigns, within the area shown on the plat and marked "Utility Easement", to install, lay, construct, renew, operate, maintain and remove conduits, cables, pipes, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other property with telephone, internet, cable tv, electric and gas, sewer and water service as a part of the respective utility systems; also is granted (subject to the prior rights of the public therein or other governing codes and ordinances) the right to use the streets and lots with aerial service wires to serve adjacent lots and street lights, the right to cut down and remove or trim and keep trimmed any trees or shrubs that interfere or threaten to interfere with any of the said private or public utility equipment, and the right is hereby granted to enter upon the lots at all times for all of the purposes aforesaid. No permanent structures, fences, or trees shall be placed on said area as shown on the plat and marked "Utility Easement," but same may be used for gardens, shrubs, landscaping and other purposes that do not then or later interfere with the aforesaid user or the rights herein granted.

In addition, this Deed shall dedicate to the Town of McCordsville, Indiana, any and all sewer infrastructure installed for, by or on behalf of the undersigned, said infrastructure to include but not be limited to the sewer collection system, force main, lift station, or any other component part of the sewer system which serves the subject subdivision.

The right to enforce these provisions by injunction, together with the right to cause the removal, by due process of law, of any structure or part thereof erected, or maintained in violation hereof, is hereby maintained in violation hereof, is hereby dedicated to the Town of McCordsville, Indiana, its assigns or designated agent or representative.

Be it resolved by the McCordsville Town Council, McCordsville, Indiana, that the dedications shown on this plat are hereby approved and
accepted this _____ day of _____ , 2015.

_____
President

CERTIFICATION

The undersigned, _____ being an authorized representative for the owners of the real estate shown and described herein, do hereby certify that we have laid off, platted and subdivided and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

This subdivision shall be known and designated as the Montessori Academy at Geist, Town of McCordsville, Vernon Township, Hancock County, Indiana. All streets, alleys, ways and public open spaces shown on the within Plat not heretofore dedicated to the public are hereby dedicated to the Town of McCordsville for public use and maintenance, save and except for those streets, alleys, ways and open spaces specifically identified as private on the plat and approved by the Plan Commission to be privately owned, operated and maintained.

In testimony whereof, witness the signature

this _____ day of _____, 2018

Owners – Montessori Academy at Geist, Inc.:

Owner Representative Signature: _____

Title: _____

Printed Name: _____

State of Indiana _____)
) SS:
County of _____)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared _____ _____, a duly authorized representative of _____ and acknowledged the execution of this Instrument as his/her voluntary act and deed and affixed his/her signature thereof.

Witness my hand and Notarial Seal

this _____ day of _____, 2018

Notary Public _____

Printed Name _____

My Commission Expires: _____

County of Residence: _____

NOTARY PUBLIC SEAL INDIANA

PREPARED BY: CEC
Civil & Environmental Consultants, Inc.
530 East Ohio Street, Suite G
Indianapolis, Indiana 46204-2960
(317) 655-7777 (877) 746-0749

PROJECT 175-394
SHEET 2 OF 2

1 RENDERING ONE

A210

RENDERING

PROJECT: #17119
DATE: 08.09.2018

GEIST MONTESSORI ACADEMY
MCCORDSVILLE, IN

LAUTH

LANCER + BEEBE

719 E. New York Street
Indianapolis, IN 46202

1 RENDERING THREE

LANCER + BEEBE
719 E. New York Street
Indianapolis, IN 46202

LAUTH

GEIST MONTESSORI ACADEMY
MCCORDSVILLE, IN

PROJECT: #17119
DATE: 08.09.2018

RENDERING

A212

1 RENDERING TWO

LANCER + BEEBE
719 E. New York Street
Indianapolis, IN 46202

LAUTH

GEIST MONTESSORI ACADEMY
MCCORDSVILLE, IN

PROJECT: #17119
DATE: 08.09.2018

RENDERING

A211

1 RENDERING FOUR

A213

RENDERING

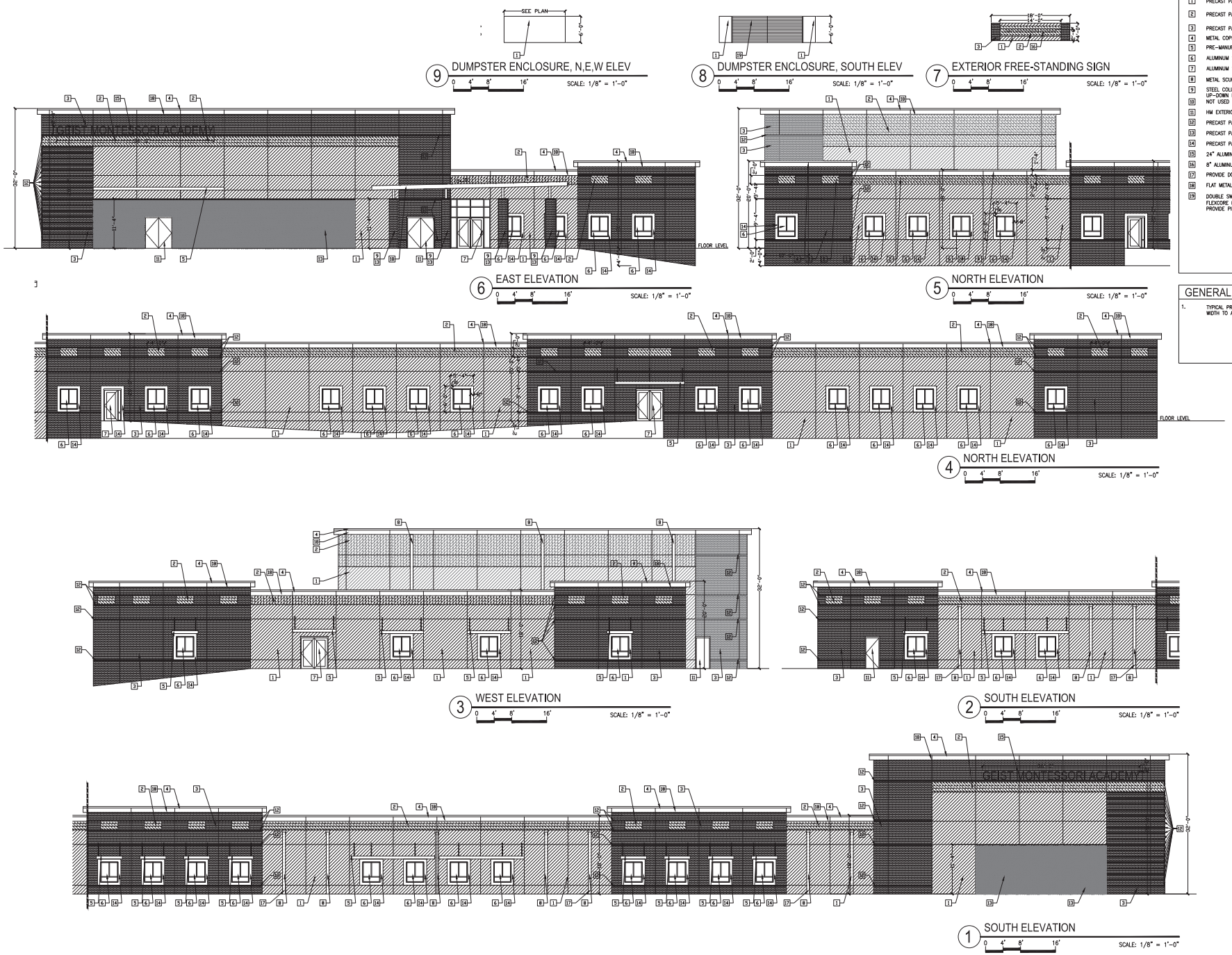
PROJECT: #17119
DATE: 08.09.2018

GEIST MONTESSORI ACADEMY
MCCORDSVILLE, IN

LAUTH

LANCER + BEEBE

719 E. New York Street
Indianapolis, IN 46202



KEYNOTES

1. PRECAST PANEL, PAINTED P6 (DARK GRAY-BROWN)
2. PRECAST PANEL, BUFF COLOR (INTEGRAL COLOR OF PANEL)
3. PRECAST PANEL WITH THIN BRICK COLOR A (RED)
4. METAL COPING
5. PRE-MANUFACTURED METAL SUN SHADE
6. ALUMINUM STOREFRONT WINDOW
7. ALUMINUM STOREFRONT ENTRANCE
8. METAL SCUPPER AND 8" DOWNSPOUT
9. STEEL COLUMN WITH PRECAST BRICK WRAP, PROVIDE UP-DOWN LIGHTING
10. NOT USED
11. HM EXTERIOR DOOR
12. PRECAST PANEL WITH THIN BRICK B (DARK GRAY-BROWN)
13. PRECAST PANEL WITH THIN BRICK COLOR C (BUFF)
14. PRECAST PANEL PAINTED P7 (LIGHT GRAY)
15. 24" ALUMINUM LETTERS, PROVIDE GOOSENECK LIGHTING
16. 8" ALUMINUM LETTERS
17. PROVIDE DOWNSPOUT BOOT
18. FLAT METAL PANEL
19. DOUBLE SWING GATE (BASIS FOR DESIGN: MUELLER DOOR, FLEXCORE POLYBOARDS WITH PAD LOCKABLE LATCH). PROVIDE PIPE SLEEVES FOR CANE BOLTS

GENERAL NOTES

1. TYPICAL PRECAST PANEL WIDTH IS 10'-0". END PANELS' WIDTH TO ADJUST AS NEEDED

LANCER + BEEBE
719 E. New York Street
Indianapolis, IN 46202

LAUTH

GEIST MONTESSORI ACADEMY
MCCORDSVILLE, IN

MARK RANDALL BEEBE
REGISTERED
0700164
STATE OF INDIANA
ARCHITECT

PROJECT: #17119
DATE: 07.19.2018

ELEVATION

A201

LIFE SAFETY LEGEND

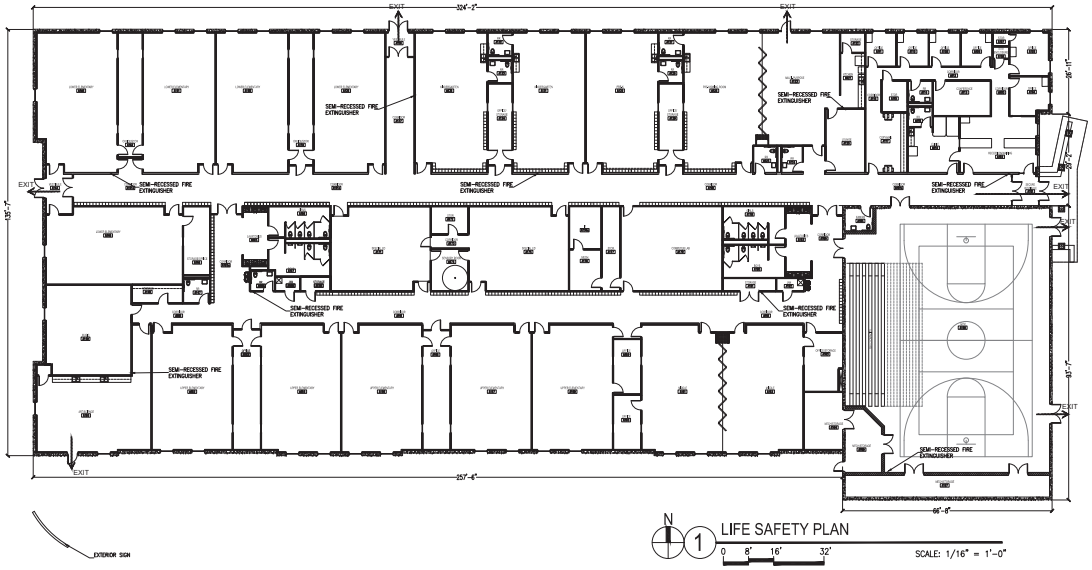
MAJOR EXITING ROUTS

NOTE: THIS SHEET IS NOT ISSUED SOLELY FOR THE USE OF THE IND. STATE DEPT. OF FIRE & BUILDING SERVICES. ALL CONTRACTORS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE CODE REQUIREMENTS EVEN IF THESE REQUIREMENTS ARE NOT DETAILED/NOTED/INDICATED

FIRE RESISTANT CONSTRUCTION:
FIRE RATED WALLS SHALL BE CONSTRUCTED TO STRUCTURE ABOVE. FIRE CAULK AND SEAL AS REQUIRED. COORDINATE PENETRATIONS AND SMOKE DAMPERS WITH MECHANICAL.

NOTES:
1. ALL PENETRATIONS OF RATED WALL AND CEILING SYSTEMS SHALL BE FIRE CAULKED.
2. REFER TO MECHANICAL FOR FIRE DAMPERS
3. REFER TO AF ROOM FINISH SCHEDULE FOR CEILING HEIGHTS

CODE ANALYSIS - INTERIOR RENOVATION TO SENSE CHARTER SCHOOL	
APPLICABLE CODES	2014 INDIANA BUILDING CODE (IBC, 2012 EDITION) GENERAL ADMINISTRATIVE RULES (GAR)
SCOPE OF PROJECT	NEW SCHOOL BUILDING
OCCUPANCY CLASSIFICATIONS	E-OCCUPANCY
CONSTRUCTION TYPE	TYPE IIB
TABULAR ALLOWABLE SQUARE FOOTAGE	14,500 (TABLE 503)
SPRINKLER SYSTEM	FULL SYSTEM
BUILDING AREA INCREASES	TABULAR AREA: 14,500sf FRONTAGE INCREASE (506.2) 10,875sf SPRINKLER INCREASE(506.3): 43,500sf TOTAL ALLOWABLE AREA: 68,875sf
ACTUAL SQUARE FOOTAGE	TOTAL BUILDING AREA: 44,461
FIRE RATED WALLS	NONE
TRAVEL DISTANCE	ALLOWABLE: 250' (TABLE 1016.1) ACTUAL: 240' MAXIMUM



N

1 LIFE SAFETY PLAN

0 8' 16' 32'

SCALE: 1/16" = 1'-0"

LANGER + BEEBE
719 E. New York Street
Indianapolis, IN 46202

LAUTH

GEIST MONTESSORI ACADEMY
MCCORDSVILLE, IN

MARK RANDALL BEEBE
REGISTERED
0700164
STATE OF INDIANA
ARCHITECT

PROJECT: #17119
DATE: 07.19.2018

LIFE SAFETY AND CODE ANALYSIS

LS101