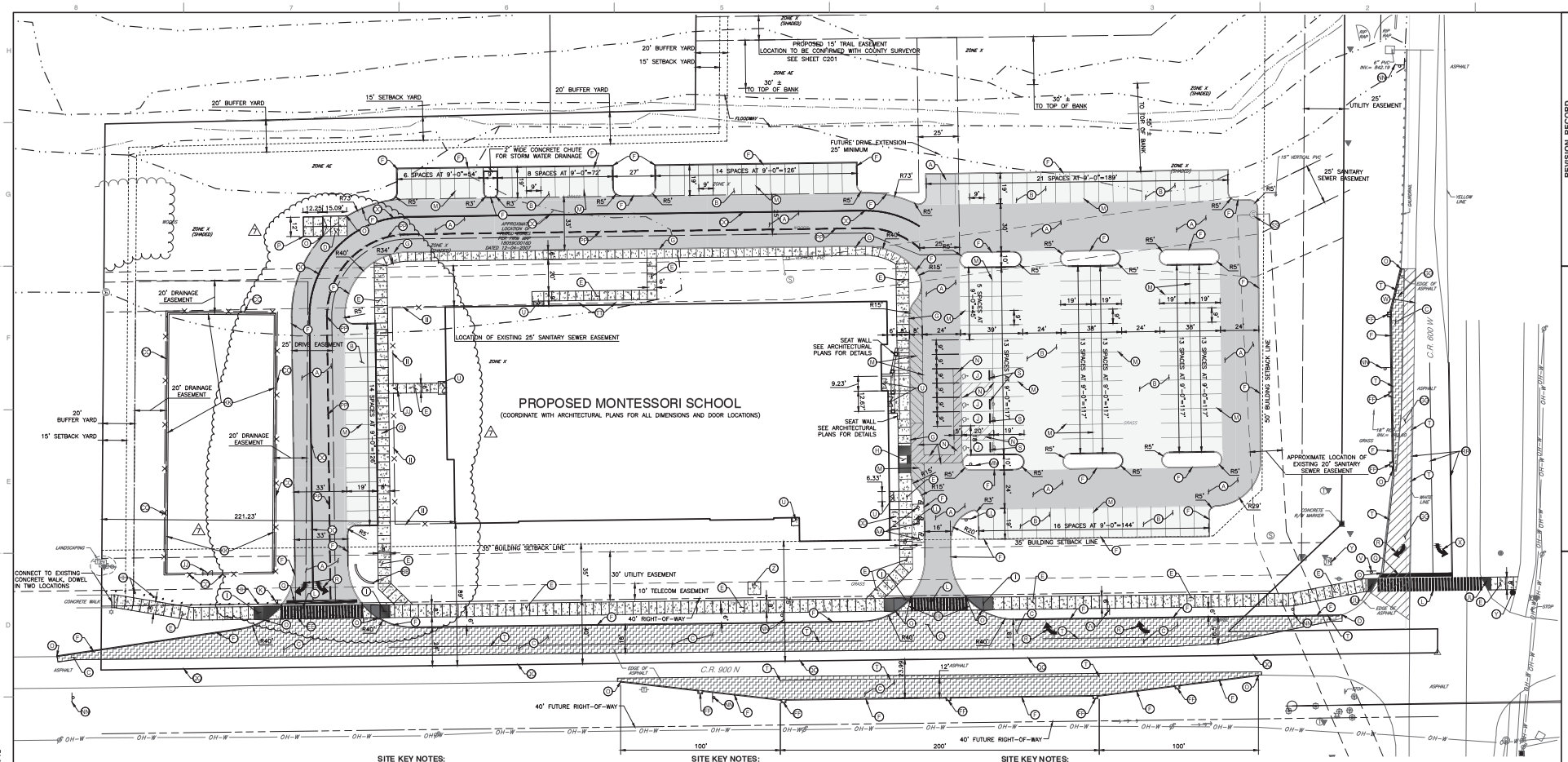

GENERAL SITE LAYOUT NOTES:

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) STOP SIGNAGE; SEE TOWN OF McCORDSVILLE STANDARDS
(L) THERMOPLASTIC CROSS WALK STRIPING; SEE DETAIL ON SHEET C800.
(M) 4" WHITE NON-SKID PAINTED LINE
(N) 4" BLUE NON-SKID PAINTED LINE REQUIRED FOR ALL ADA PAVEMENT STRIPING
(O) TAPER LAST 3' 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) WHEEL STOP
(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 – REPAINT.
(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 OVERHEAD ON EXISTING WIRING SYSTEM AS APPROVED BY TOWN ENGINEER.
(Z) TRANSFORMER PAD TO MEET UTILITY PROVIDER REQUIREMENTS
(AA) THREE FLAGPOLES, ONE THIRTY-FIVE FOOT FLAGPOLE AND TWO TWENTY-FIVE FOOT FLAGPOLES WITH CONCRETE PAVING – 6" IN DEPTH; SEE DETAILS ON SHEET C801–SPACE 10' O.C.
(AB) SITE SIGNAGE; SEE ARCHITECTURAL PLANS
(AC) 6' BLACK ORNAMENTAL FENCE WITH ONE DOUBLE SWING GATE – 10' WIDE WITH CENTER DROP PIN AND LOCKING HARDWARE
(AD) PROVIDE FOUR (4) BIKE RACK HOOP STYLE SPACES ON 6" CONCRETE PAD
(AE) 8" THICK COLORED CONCRETE ON 8" COMPACTED STONE SIDEWALKS AT CROSSWALKS. 8' WIDE
(AF) CURB TURNOUT WITH RIP-RAP OVER FILTER FABRIC
(AG) MILL (1.5") FROM SHOULDER PAVEMENT AND PLACE NEW SURFACE AT A MAXIMUM 2% CROSS SLOPE
(AH) 6"x6" PRESSURE TREATED WOOD POSTS SPACED 6' O.C. 42" ABOVE GRADE; 48" BELOW GRADE. SET IN 24" DIAMETER CONCRETE FOOTER.
(AI) 42" BLACK VINYL COATED PVC FENCE.
(AJ) 8' DOUBLE SWING GATE WITH CENTER DROP PIN AND LATCH.
(AK) SEGMENTED RETAINING WALL WITH FENCE ON BACK SIDE. UTILIZE MANUFACTURE RECOMMENDED SLEEVES FOR FENCE POSTS.
(AL) DO NOT ENTER SIGN.
(AM) DROP OFF LANE SIGN.

SITE KEY NOTES:

(AN) 25 MPH SCHOOL ZONE TRAFFIC SIGN TO MEET INDOT REQUIREMENTS WITH SOLAR POWERED FLASHING LIGHTS TO BE PROGRAMMED FOR CERTAIN TIMES.
(AO) 4" WIDE – WHITE SOLID PAINTED LINE.
(AP) 4" WIDE – WHITE DASHED PAINTED LINE.
(AQ) RE-STRIPE CENTERLINE PER TOWN OF MCCORDSVILLE REQUIREMENTS.
(AR) RE-STRIPE LANES.
(AS) ADJUST CURB AROUND SANITARY CASTING.
(AT) PROVIDE EXPANSION JOINT AND SEALANT AT BUILDING/SIDEWALK INTERFACE.
(AU) TRUNCATED DOMES AT STREET CROSSING REQUIRED – 2' WIDE.
(AV) SPEED LIMIT SIGNAGE; SEE TOWN OF McCORDSVILLE STANDARDS

PARKING TABLE:

REQUIRED:

7 STAFF/OFFICE/ADMIN:	1 SPACE/STAFF	7 SPACES
18 CLASSROOMS	2 SPACE/CLASSROOM	36 SPACES
200 BLEACHER SEATING:	1 SPACE/3 SEATS	67 SPACES
TOTAL REQUIRED:		110 SPACES
TOTAL PROVIDED:		157 SPACES

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

NOTE: REVISION ON 12/07/18 TO REFLECT BUILDING DRIVEN CHANGES ALONG WITH THOSE INDICATED IN REVISION CLOUDS.

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:

2.897± ACRES IMPERVIOUS ON 11.546± ACRES SITE
25.1% IMPERVIOUS ACREAGE ON SITE

NOTE: A PLAT WAS PERFORMED SIMULTANEOUSLY WITH THESE PLANS BY CEC, INC. UNDER THE SAME PROJECT NUMBER. THE PLAT WAS ROTATED SO THAT ALL BEARINGS MATCHED ADJOINING PLATTED PROPERTIES. FOR PROPERTY AND RIGHT-OF-WAY BEARINGS AND DISTANCES ON THESE PLANS, REFER TO SAID PLAT.

NORTH
SCALE IN FEET
0 30' 60'

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

* HAND SIGNATURE ON FILE
ROBERT L. GAFFER
PE11600325
STATE OF INDIANA
PROFESSIONAL ENGINEER
12/07/18

REVISION RECORD

NO	DATE	DESCRIPTION
1	11/19/18	AGENCY PAC COMMENTS
2	12/07/18	BID SET
3	12/07/18	CITY RESUBMITTALS
4	01/22/19	AGENCY/UE & TOWN COMMENTS RESPONSE
5	02/22/19	AGENCY/UE & TOWN COMMENTS RESPONSE
6	03/15/19	ADDRESS TOWN COMMENTS COMMENTS
7	04/12/19	ADDRESS TOWN COMMENTS COMMENTS
8	05/17/19	ADDRESS TOWN COMMENTS COMMENTS
9	10/17/19	RESPONDED TO BUILDING OWNER CHANGES

Civil & Environmental Consultants, Inc.
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www.cecinc.com

MONTESSORI ACADEMY AT GEIST
GEIST MONTESSORI ACADEMY McCORDSVILLE
MCCORDSVILLE, INDIANA

SITE LAYOUT

DATE:	DECEMBER 7, 2018
DRAWN BY:	JCB
CHECKED BY:	
DWG SCALE:	1" = 30'
	DRAFT
PROJECT NO:	175-394
PROJECT MGR:	*RLG
APPROVED BY:	

DRAWING NO.: C200
SHEET 04 OF 17

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