

GENERAL NOTES

- PROPOSED BUILDING LOCATION TO BE FIELD STAKED BY REGISTERED LAND SURVEYOR.
- DO NOT SCALE DRAWINGS - USE WRITTEN DIMENSIONS ONLY. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT/WALK, UNLESS OTHERWISE NOTED.
- ALL SITEWORK WITHIN PUBLIC RIGHTS OF WAYS TO BE IN ACCORDANCE WITH CITY OF SOUTH BEND STANDARDS AND REQUIREMENTS.
- CONTRACTOR IS OBLIGATED TO FIELD VERIFY LAYOUT IN THE FIELD AND NOTIFY ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.

KEY NOTES

- 6" CONCRETE STRAIGHT CURB, REFER TO DETAIL 1/C5.0
- CONCRETE WALK, REFER TO DETAIL 2/C5.0
- INSTALL STANDARD ALUMINUM HANDICAP PARKING SIGN TYPE 'A', REFER TO DETAIL 5/C5.0
- INSTALL STANDARD ALUMINUM VAN ACCESSIBLE HANDICAP PARKING SIGN TYPE 'B', REFER TO DETAIL 5/C5.0
- NEW 5' WIDE CONCRETE SIDEWALK WITHIN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED PER CITY OF SOUTH BEND STANDARD SPECIFICATIONS.
- NEW 5' WIDE CONCRETE SIDEWALK WITHIN PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED PER CITY OF SOUTH BEND STANDARD SPECIFICATIONS. REFER TO DETAIL 3, C5.0
- NEW SIX (6") THICK CONCRETE DRIVE APPROACH PER CITY OF SOUTH BEND STANDARD SPECIFICATIONS
- 6" THICK CONCRETE PAVEMENT, 4,000 PSI, LIMESTONE AGGREGATE. INSTALL #3 BARS AT 18" O.C. BOTH WAYS. CONSTRUCT ON 4" #53 COMPACTED AGGREGATE BASE. COMPACT SUBGRADE.
- PAINT STANDARD ADA SYMBOL AND CROSS HATCH LINES IN ADJACENT AREA.
- ACCESSIBLE CURB WALK RAMP, REFER TO DETAIL 4, C5.0
- ACCESSIBLE CURB WALK RAMP, REFER TO DETAIL 4, C5.0. ALL WORK WITHIN PUBLIC RIGHT OF WAY SHALL BE IN ACCORDANCE WITH CITY OF SOUTH BEND STANDARDS.
- TURN CURB ALONG EDGE OF WALK. WALK TO BE FLUSH WITH PAVEMENT. SLOPE WALK AND CURB AT 1:12 MAX.
- DROP CURB AND SLOPE WALK FOR ACCESSIBLE CURB RAMP AT DRIVEWAY. MAX. 1:12 SLOPE. WORK TO BE IN ACCORDANCE WITH CITY OF SOUTH BEND STANDARDS.
- 6" THICK CONCRETE PAVEMENT WITH #3 BARS 18" O.C. BOTH WAYS. REFER TO DETAIL 2, C5.0
- CONSTRUCT SMOOTH TRANSITION BETWEEN NEW AND EXISTING WALK AND CURB.
- EXTEND CONCRETE WALK FROM CURB TO FACE OF BUILDING. MAX. 2% SLOPE. REFER TO DETAIL 2, C5.0. ALL WORK WITHIN PUBLIC RIGHT OF WAY TO BE IN ACCORDANCE WITH CITY OF SOUTH BEND STANDARDS.
- LANDSCAPE PLANTING AREA, ±5' x ±5'
- NEW 2" DOMESTIC WATER SERVICE. CONTRACTOR SHALL INSTALL NEW SERVICE INCLUDING CONNECTION TO EXISTING WATER MAIN, EXTENSION OF NEW SERVICE TO BUILDING AND NEW SHUT OFF VALVE. ALL MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF SOUTH BEND STANDARDS.
- NEW 4" FIRE PROTECTION WATER SERVICE. CONTRACTOR SHALL INSTALL NEW SERVICE INCLUDING CONNECTION TO EXISTING WATER MAIN, EXTENSION OF NEW SERVICE TO BUILDING AND NEW SHUT OFF VALVE. ALL MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF SOUTH BEND STANDARDS.
- NEW 8" SANITARY SEWER SERVICE. CONTRACTOR SHALL INSTALL NEW SERVICE INCLUDING CONNECTION TO EXISTING WATER MAIN, EXTENSION OF NEW SERVICE TO BUILDING AND PLACEMENT OF TEMPORARY CAP AT END OF NEW SEWER. ALL MATERIALS AND INSTALLATION SHALL BE IN ACCORDANCE WITH CITY OF SOUTH BEND STANDARDS.

PAVEMENT DESIGN

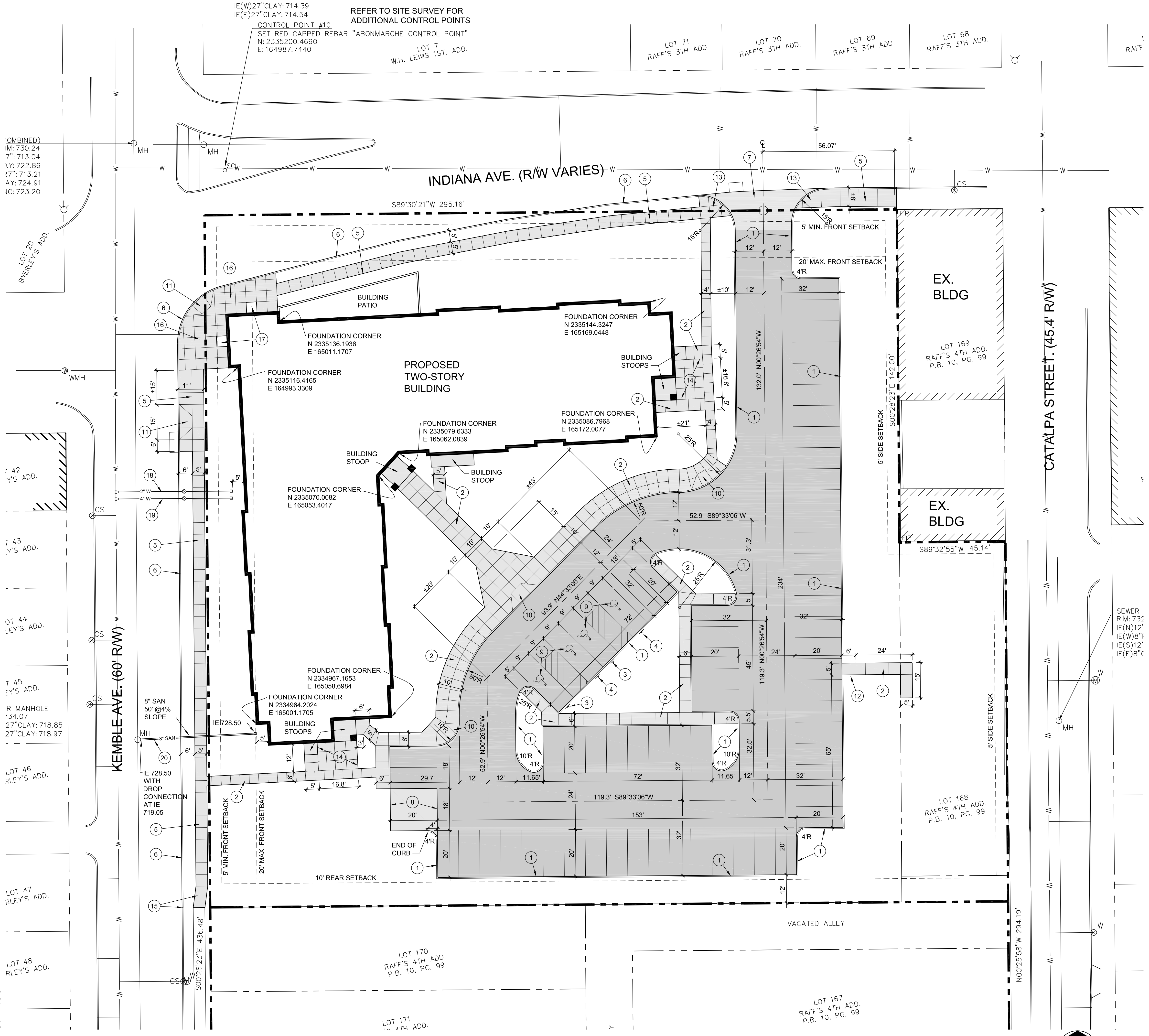
ALL NEW PARKING AREAS AND DRIVES SHALL BE CONSTRUCTED WITH:
1-1/2" H.A.C. #11 SURFACE COURSE
3-1/2" H.A.C. #9 BINDER COURSE
8" #53 AGGREGATE SUBBASE

REFER TO SPECIFICATIONS SECTION 02300 FOR AGGREGATE SUBBASE MATERIAL AND COMPACTION REQUIREMENTS.

REFER TO SPECIFICATIONS SECTION 02741 FOR ASPHALT PAVING WORK

TABULATED DATA

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|---|--|
| SITE: GROSS AREA = 3.26 ACRES PROJECT LIMITS = 2.07 ACRES | PARKING REQUIRED: 2 SPACES PER APARTMENT UNIT 32 UNITS = 64 SPACES |
| ZONING: MU - MIXED USED DEVELOPMENT CITY OF SOUTH BEND | PARKING PROVIDED = 64 SPACES 60 REGULAR SPACES 4 ACCESSIBLE SPACES |
| FRONT YARD SETBACK = 5' MIN TO 20' MAX. SIDE YARD SETBACK = 5' MIN. REAR YARD SETBACK = 10' MIN. | UTILITIES WATER: CITY OF SOUTH BEND SEWER: CITY OF SOUTH BEND ELECTRIC: AEP 11M POWER GAS SERVICE: NIPSCO TELEPHONE SERVICE: AT&T |
| PROPOSED DEVELOPMENT TWO STORY APARTMENTS | |
| LAND COVERAGE (EXISTING & PROPOSED) TOTAL BUILDINGS 18,123 SF 20.1% TOTAL PAVEMENTS/WALKS 32,248 SF 35.8% TOTAL LAWN/LANDSCAPE 39,798 SF 44.1% | |



SITE PLAN
1" = 20'-0"
NORTH

SITE PLAN

8/8/2016 3:12:00 PM

COMBINED)
M: 730.24
7": 713.04
1Y: 722.86
17": 713.21
AY: 724.91
IC: 723.20

T 42
Y'S ADD.

T 43
Y'S ADD.

OT 44
LEY'S ADD.

T 45
Y'S ADD.

R MANHOLE
734.07
27"CLAY: 718.85
27"CLAY: 718.97

LOT 46
REY'S ADD.

LOT 47
REY'S ADD.

LOT 48
REY'S ADD.

IE(W)27"CLAY: 714.39
IE(E)27"CLAY: 714.54
CONTROL POINT #10
SET RED CAPPED REBAR "ABONMARCHE CONTROL POINT"
N: 2335200.4690
E: 164987.7440

REFER TO SITE SURVEY FOR
ADDITIONAL CONTROL POINTS

LOT 7
W.H. LEWIS 1ST. ADD.

LOT 71
RAFF'S 3TH ADD.

LOT 70
RAFF'S 3TH ADD.

LOT 69
RAFF'S 3TH ADD.

LOT 68
RAFF'S 3TH ADD.

RAFF

INDIANA AVE. (R/W VARIES)

PROPOSED
TWO-STORY
BUILDING

EX.
BLDG

EX.
BLDG

CATALPA STREET (45.4' R/W)

LOT 170
RAFF'S 4TH ADD.
P.B. 10, PG. 99

LOT 171
RAFF'S 4TH ADD.

LOT 167
RAFF'S 4TH ADD.
P.B. 10, PG. 99

LOT 168
RAFF'S 4TH ADD.
P.B. 10, PG. 99

LOT 169
RAFF'S 4TH ADD.
P.B. 10, PG. 99