



**SITE PLAN NOTES**

**HARDSCAPE**

- (H1) 6" CURB AND GUTTER
- (H2) CONCRETE WALK AND CURB. COORDINATE WITH ARCHITECTURAL PLANS.
- (H3) MATCH EXISTING PAVEMENT ALIGNMENT AND ELEVATION
- (H4) CONCRETE SIDEWALK
- (H5) ADA ACCESSIBLE RAMP WITH DETECTABLE WARNING.
  - PRIVATE WALKWAYS TO BE GROoved CONCRETE
  - RIGHT OF WAY WALKWAYS TO BE TRUNCATED DOMES
- (H6) PAVEMENT FLUSH WITH SIDEWALK
- (H7) TRANSFORMER PAD LOCATION
- (H8) INTEGRAL WALK AND CURB (SITE SPECIFICATION)
- (H9) STAMPED ASPHALT OR CONCRETE WALK AREA.
- (H10) MATCH ASPHALT EDGE
- (H11) NEW 6" TALL CONCRETE PORKCHOP ISLAND FOR THE SIGN

**BUILDING ACCESSORIES**

- (B1) COMPACTOR ENCLOSURE
- (B2) CONCRETE STOOP
- (B3) DRIVE THROUGH PHARMACY ISLANDS AND EQUIPMENT
- (B4) LOADING DOCK
- (B5) LOADING DOCK RETAINING WALL
- (B6) GENERATOR
- (B7) GREASE INTERCEPTOR WITH H2O LOADING RATED COVERS, FLUSH WITH GRADE
- (B8) ENTRANCE VESTIBULES
- (B9) EXIT DOOR
- (B10) ARCHITECTURAL BUILDING COLUMN OVERHANG ABOVE.
- (B11) CONCRETE PER ARCHITECTURAL PLANS
  - STOREFRONT SIDEWALK - MIN. 5" DEPTH
  - FROST PADS - MIN. 5" DEPTH
  - CONCRETE PADS FOR RAMP OR BANK LANES - MIN. 5" DEPTH
  - SLAB / PAD FOR FOR MECHANICAL HOUSINGS OR REFRIGERATION EQUIPMENT - MIN. 8" DEPTH
  - DUMPSTER / COMPACTOR PAD - MIN. 8" DEPTH
  - LANDSCAPE SIDEWALK - MIN. 4" DEPTH
- (B12) DSD DOOR
- (B13) GAS METER LOCATION
- (B14) STACKING SPACE AT DRIVE THROUGH
- (B15) LIMITS OF FUTURE BUILDING EXPANSION.

**ACCESSORIES**

- (A1) BOLLARD (TYP. ON ALL)
- (A2) CART CORALS
- (A3) 2000 S.F. PUBLIC AREA REQUIRED BY CITY ORDINANCE. USE DECORATIVE STAMPED CONCRETE. REFER TO THE ARCHITECTURAL DRAWINGS FOR DETAILS.
- (A4) BIKE RACK
- (A5) LIGHT POLE AND BASE
  - ALL LIGHT POLES, FIXTURES, AND ANCHOR BOLTS ARE PROVIDED BY THE OWNER, KROGER, AND MUST BE COORDINATED, RECEIVED, HANDLED, ASSEMBLED, AND INSTALLED BY THE SITE CONTRACTOR. ALL WARRANTY WORK AND REPAIRS ARE THE SITE CONTRACTOR'S RESPONSIBILITY.

**SIGNAGE & MARKINGS**

- (S1) KROGER MULTI-TENANT PYLON SIGN
- (S2) SIGN "DO NOT ENTER"
- (S3) ADA PARKING SPACE. ALL ADA STRIPING SHALL BE BLUE.
- (S4) STOP SIGN
- (S5) PEDESTRIAN CROSSWALK.
- (S6) 4" PAINTED YELLOW SOLID LINES (TYP)
- (S7) 4" PAINTED YELLOW SOLID LINE ISLAND. BLUE FOR ADA PARKING
- (S8) 24" PAINTED WHITE STOP BAR WITH "STOP" TEXT
- (S9) PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS
- (S10) 65" X 4" WIDE PAINTED LINES FOR EACH OVERHEAD DOCK DOOR.
- (S11) 24" PAINTED WHITE STOP BAR
- (S12) PAINTED WHITE SOLID LANE SPECIFIC DIRECTIONAL ARROWS WITH TEXT
- (S13) PAINTED "FIRE LANE NO PARKING"
- (S14) SIGN "FIRE LANE NO PARKING"

**OFFSITE COORDINATION**

- (O1) REPLACE THE WHITE VINYL FENCE TO MATCH EXISTING
- (O2) REPLACE THE WOOD PRIVACY FENCE TO MATCH EXISTING
- (O3) PROVIDE A HEAVY DUTY PAVEMENT PATCH OVER THE STORM SEWER TRENCH PER SECTION 8 OF THE TOWN STANDARDS
- (O4) REPLACE CURB AND GUTTER WITH SAME STYLE AND ELEVATION
- (O5) FUTURE DRIVE TO THE NORTH ADJOINER. ACTUAL LOCATION AND DESIGN TO BE COMPLETED BY THE NORTHERN ADJOINER WHEN THEIR TRACT IS DEVELOPED.
- (O6) RELOCATED ADJOINER DRIVE.

**PLAN CERTIFICATE NOTE:**

ORIGINAL ALTA, TOPOGRAPHY, UTILITIES, STORM SEWERS, AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY BANNING ENGINEERING.  
 FINAL DRAWINGS FOR THE KROGER SITE WERE PREPARED BY WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN. FINAL CONSTRUCTION PLANS ARE THOSE PLANS CONTAINING A FINAL REVISION DATE AFTER 02/12/2015. WEIHE ENGINEERS, INC. AND JAMES K. SHINNEMAN ACCEPT RESPONSIBILITY ONLY FOR THE KROGER SITE IMPROVEMENTS RELATED TO THE ENGINEERING WORK SHOWN ON THESE PLANS.

**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 AN 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 C2.03, C2.04, C2.05 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

**SITE DATA**

SITE AREA = 11.54 AC  
 PARKING AREA = 123,602 SF  
 ZONING = MXC & GV-OL  
 FRONT YARD BSL REQUIRED = 20 FT  
 REAR YARD BSL REQUIRED = 20 FT  
 SIDE YARD BSL REQUIRED = 15 FT

**PARKING REQUIRED:**  
 PARKING REQUIREMENT: 1 SPACE/500S.F. + 1 PER EMPLOYEE ON LARGEST SHIFT (90+ EMPLOYEES)  
 PARKING PROVIDED = 502 SPACES  
 BUILDING AREA = 123,602 S.F.  
 PARKING DIMENSIONS = 9' x 20' or 10' x 20'  
 ADA PARKING SPACES = 20 (0.3% OF TOTAL)  
 PARKING RATIO PROVIDED = 4.27 spaces / 1000 S.F.

**OPEN SPACE:**  
 PARKING & DRIVE AREA = 309,529 S.F.  
 (OPEN SPACE PROVIDED) = (5%)  
 OPEN SPACE PROVIDED = 16,886 S.F. = 5.5%

**GENERAL SITE HARD SURFACE BUILDING, PARKING, DRIVES AND WALKS (MAX) = (75%)**  
 PROVIDED = 444,729 S.F. = 88%

**PARKING PROVIDED:**  
 480 - STANDARD SPACES  
 +20 - ADA SPACES  
 510 - TOTAL SPACES  
 +18 - CART CORRALS  
 528 - TOTAL

**SITE PLAN LEGEND**

- = EXISTING SIGN
- = MAILBOX
- = EXISTING LIGHT
- = EXISTING BOLLARD
- = GATE POST
- = TRANSFORMER
- = RIGHT-OF-WAY LINE
- = RIGHT-OF-WAY
- = FINISH FLOOR ELEVATION
- = PARKING COUNT
- = ADA PARKING
- = BUILDING SETBACK LINE
- = EASEMENT
- = DRAINAGE AND UTILITY EASEMENT
- = EXISTING IRON PIN & OR PK (SET/FOUND)
- = EXISTING TREE LINE
- = PROPOSED DIRECTIONAL SIGN

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 24 Hours a Day, 7 Days a Week.

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" = 50'

0 25 50 100

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

**WEIHE ENGINEERS**  
 Land Surveying / Civil Engineering  
 Landscape Architecture

PROJECT NO.: W14.0460  
 DWG NAME: W140460-C200-0000  
 DATE: 02-12-2015

DATE: 02-12-2015  
 BY: BJS  
 CHECKED BY: JMS

REVISIONS AND ISSUES:  
 SUBMITTED FOR INITIAL REVIEW

JAMES K. SHINNEMAN, P.E.  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 10200392  
 State of Indiana

JAMES K. SHINNEMAN P.E. 10200392

PREPARED FOR:  
**KROGER STORE J-979**  
 KROGER MARKETPLACE - MALLORY PARKWAY AND U.S. 31  
**SITE PLAN**  
 Part of the NE 1/4 of Section 15, Township 12 North, Range 4 East, Franklin Township, Johnson County, Indiana

SHEET NO.  
**C2.01**  
 PROJECT NO.  
 W14.0460

**Received: February 20, 2015**

LOCATION: H:\2015\W140460\Engineering\Design\Concept\W140460-C200 - Site.dwg  
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