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#REZ-2014-0101

BILL NO. Z-14-10-20

#### ZONING MAP ORDINANCE NO. Z-\_

AN ORDINANCE amending the City of Fort Wayne Zoning Map No. D-02 (Sec. 7 of Wayne Township)

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That the area described as follows is hereby designated a C3 (General Commercial) District under the terms of Chapter 157 Title XV of the Code of the City of Fort Wayne, Indiana:

PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 30 NORTH, RANGE 12 EAST OF THE SECOND PRINCIPAL MERIDIAN, ALLEN COUNTY, INDIANA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE ON THE NORTH LINE OF SAID NORTHWEST QUARTER SOUTH 89 DEGREES 42 MINUTES 07 SECONDS WEST (GRID BEARING BASED ON THE STATE PLANE COORDINATE SYSTEM - INDIANA EAST (ZONE 1301) (NAD 83(2011))) 325.00 FEET TO THE EXTENSION OF THE WEST LINE OF WALNUT HILLS TERRACE ADDITION PER THE PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 139 IN THE OFFICE OF THE RECORDER OF ALLEN COUNTY, INDIANA; THENCE SAID EXTENSION SOUTH 00 DEGREES 36 MINUTES 25 SECONDS EAST 65.00 FEET TO A 5/8 INCH DIAMETER REBAR WITH YELLOW PLASTIC CAP STAMPED "WEIHE ENGR. 0012" (REBAR) ON THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 14; THENCE ON SAID RIGHT-OF-WAY LINE NORTH 89 DEGREES 42 MINUTES 07 SECONDS EAST 271.65 FEET TO A RIGHT-OF-WAY MONUMENT: THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE SOUTH 45 DEGREES 17 MINUTES 53 SECONDS EAST 18.98 FEET TO A REBAR ON THE WEST RIGHT-OF-WAY OF GETZ ROAD BEING 40 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER AS MEASURED PERPENDICULAR THERETO: THENCE ON SAID RIGHT-OF-WAY LINE SOUTH 00 DEGREES 36 MINUTES 25 SECONDS EAST 286.58 FEET TO A REBAR ON THE SOUTH LINE OF LOT 2 OF SAID WALNUT HILLS TERRACE ADDITION; THENCE ON SAID SOUTH LINE SOUTH 89 DEGREES 42 MINUTES 07 SECONDS WEST 285.00 FEET TO A REBAR AT THE SOUTHWEST CORNER THEREOF; THENCE ON THE WEST LINE THEREOF NORTH 00 DEGREES 36 MINUTES 25 SECONDS WEST 89.67 FEET TO A REBAR AT THE SOUTHEAST CORNER OF THE LAND

1 DESCRIBED IN INSTRUMENT NUMBER 88-024041 IN SAID RECORDER'S OFFICE: THENCE ON THE SOUTH LINE THEREOF SOUTH 89 DEGREES 42 2 MINUTES 07 SECONDS WEST 195.08 FEET TO A REBAR ON THE EAST RIGHT-3 OF-WAY LINE OF MAGNAVOX WAY PER THE PLAT OF COMMERCE SQUARE RECORDED IN PLAT BOOK 33, PAGES 62 AND 63 IN SAID RECORDER'S OFFICE; 4 THENCE ON SAID RIGHT-OF-WAY LINE NORTH 00 DEGREES 22 MINUTES 53 SECONDS WEST 137.54 FEET TO A REBAR ON THE SOUTH RIGHT-OF-WAY 5 LINE OF STATE ROAD 14; THENCE ON SAID RIGHT-OF-WAY LINE NORTH 43 6 DEGREES 18 MINUTES 17 SECONDS EAST 86.71 FEET TO A REBAR; THENCE CONTINUING ON SAID RIGHT-OFOWAY LINE NORTH 89 DEGREES 42 MINUTES 7 07 SECONDS EAST 134.40 FEET TO A REBAR; THENCE CONTINUING ON SAID RIGHT-OF-WAY LINE NORTH 00 DEGREES 36 MINUTES 25 SECONDS WEST 8 10.00 FEET TO THE POINT OF BEGINNING CONTAINING 2.813 ACRES, MORE 9 OR LESS. 10 and the symbols of the City of Fort Wayne Zoning Map No. D-02 (Sec. 7 of Wayne 11 Township), as established by Section 157.082 of Title XV of the Code of the City of Fort 12 Wayne. 13 14 SECTION 2. That this Ordinance shall be in full force and effect from and after its passage 15 and approval by the Mayor. 16 Council Member 17 18 19 APPROVED AS TO FORM AND LEGALITY: 20 21 Carol T. Helton, City Attorney 22 23 24 25 26 27 28 29

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## City of Fort Wayne Common Council **DIGEST SHEET**

### **Department of Planning Services**

Title of Ordinance: Zoning Map Amendment

Case Number: REZ-2014-0101
Bill Number: Z-14-10-20

Council District: 4 – Mitch Harper

Introduction Date: October 28, 2014

Plan Commission

Public Hearing Date: November 10, 2014

Next Council Action: Ordinance will return to Council after recommendation by the

Plan Commission

Synopsis of Ordinance: To rezone approximately 2.8 acres of property from C2-Limited Commercial

to C3-General Commercial

Location: 6205 Illinois Road

Reason for Request: To rezone the former bank property to be included in the redevelopment of

the Speedway gas station.

Applicant: Speedway LLC

Property Owner: Speedway LLC

Related Petitions: Primary Development Plan, Speedway Store #5161

Effect of Passage: Property will be rezoned to C3-General Commercial to allow the existing

Speedway gas station to utilize the former bank property for access and a part

of a new gas canopy.

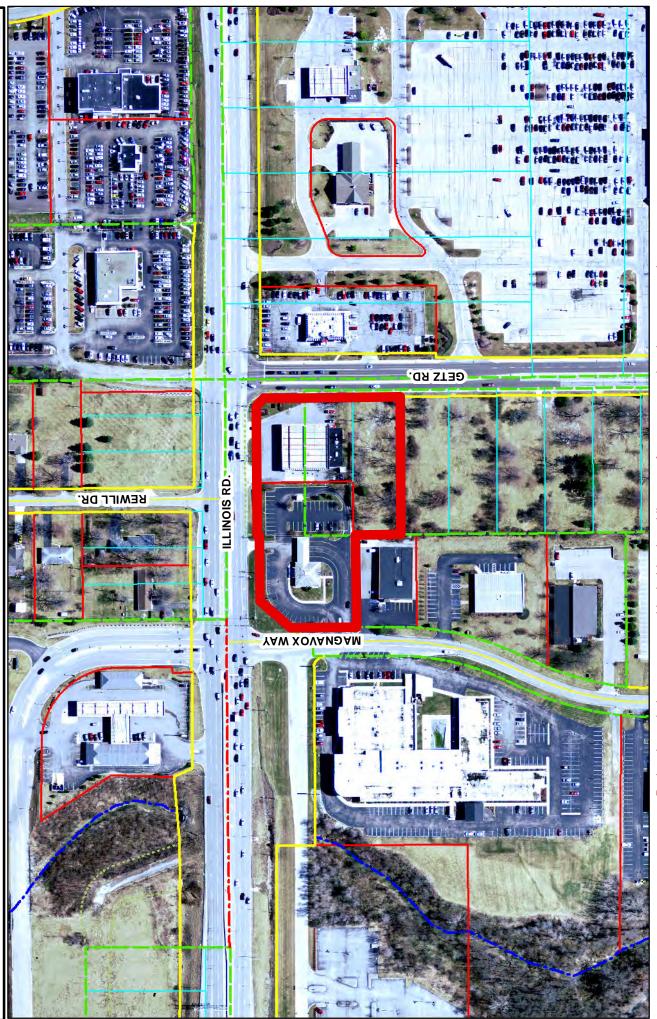
Effect of Non-Passage: The property will remain zoned C2-Limited Commercial. The property may

continue as a banking business or redevelopment with a C2 use. Speedway will not be permitted to use the bank property for access for fueling purposes.

# **Department of Planning Services Rezoning Petition Application**

		Applicant Speedway LLC, Mike Bergman			
j	Address 5000 W. 86th Street				
	City Indianapolis	State IN	Zip <u>46268</u>		
1	Telephone 937-206-9605	Fax	E-mail mbe	rgman@speedway.com	
c .	Property Owner Speedway LLC, by Jeffrey J. Wild, Dir. R.E., Const. & Engineering				
.shij	Address 500 Speedway Drive	<u> </u>			
Ownership	City Enon	State OH	Zip <u>45323</u>		
Ó	Telephone 937-864-3000	Fax	E-mail jwi	ld@speedway.com	
	Contact Person Eric Carter, Weihe Engineers, Inc.				
00	Address 10505 N. College A	venue			
Person	City Indianapolis	State IN	Zip <u>46280</u>	· · · · · · · · · · · · · · · · · · ·	
	Telephone 317-846-6611	Fax	E-mail cart	ere@weihe.net	
	All staff correspondence will be sent only to the designated contact person.				
	☐ Allen County Planning Jurisdiction ☑ City of Fort Wayne Planning Jurisdiction				
	Address of the property 6205	-			
	Present Zoning C2 Proposed Zoning C3		Acreage to be rezo	Acreage to be rezoned 2.813 +/-	
	Proposed density	_	<del>-</del>		
;				•	
	Township name Wayne Township section #  Purpose of rezoning (attach additional page if necessary) After meeting with Staff, it was				
	concluded that rezoning the site to C3 would allow for gas use, bringing the site up to				
	current standards.				
	Sewer provider City of Fort Wayne Water provider City of Fort Wayne				
ents	Applications will not be accepted u  Please contact staff for applicable j  Applicable filing fee	filing fees and plan/survey .	submittal requirements.		
Requirements	☐ Applicable number of survival Legal Description of parce ☐ Rezoning Questionnaire (or	l to be rezoned riginal and 10 copies) County	Rezonings Only		
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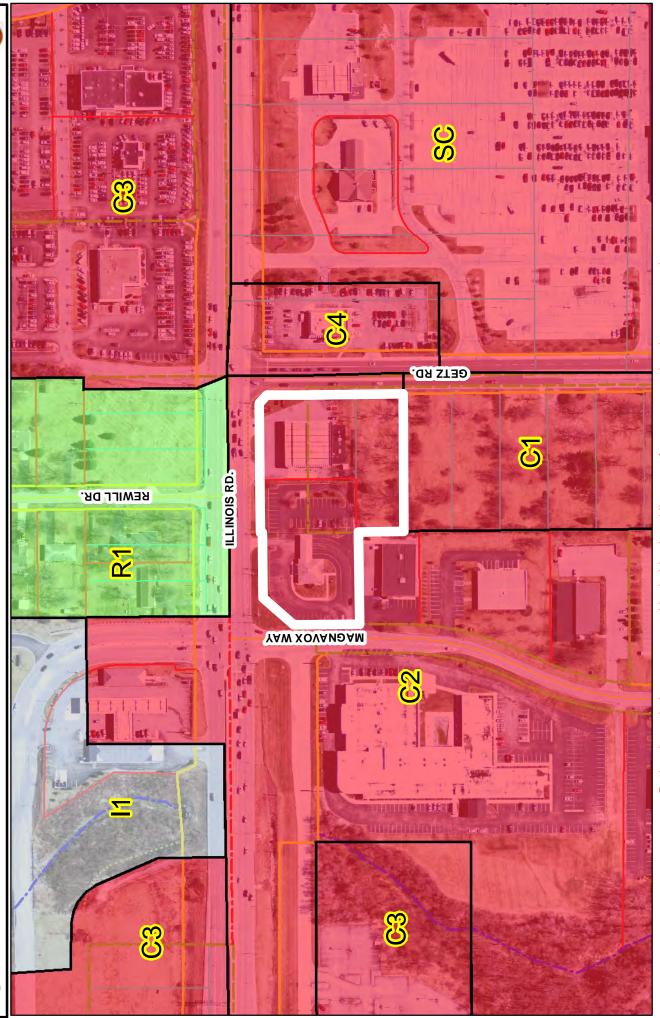




Project boundaries represented by bold colored lines are for representational purposes only.

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North American Datum 1983
State Plane Coordinate System, Indiana East
Photos and Contours. Spring, 2009





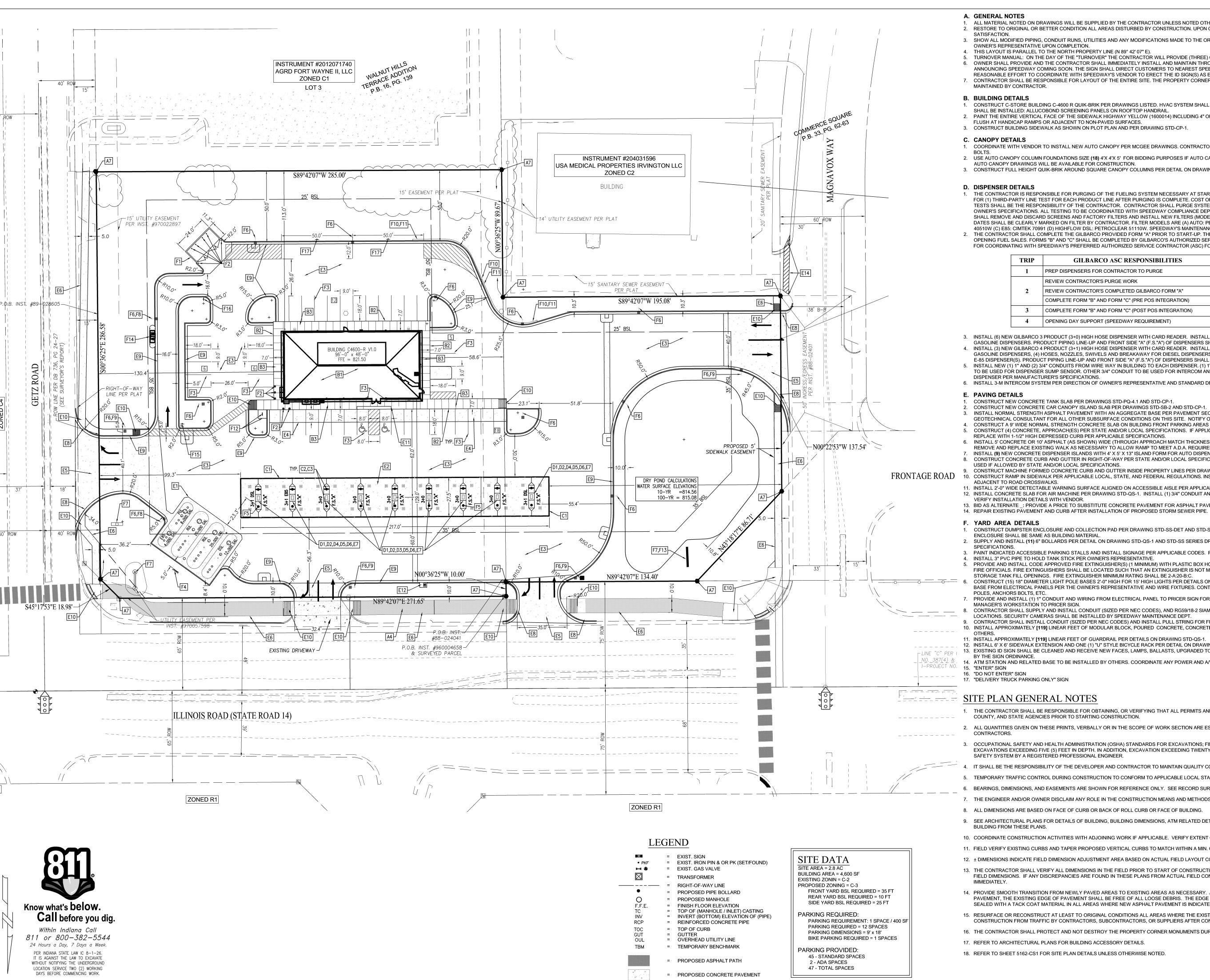
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inch = 200 feet

Although strict accuracy standards have been employed in the compilation of this map. Allen County does not warrant or guarantee the accuracy of the thormation constined herein and disciants any and all liability resulting from any error or omission in this map.

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Date: 10/20/2014



 ALL MATERIAL NOTED ON DRAWINGS WILL BE SUPPLIED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. 2. RESTORE TO ORIGINAL OR BETTER CONDITION ALL AREAS DISTURBED BY CONSTRUCTION. UPON COMPLETION, POWER WASH ALL PAVING TO OWNER'S

3. SHOW ALL MODIFIED PIPING, CONDUIT RUNS, UTILITIES AND ANY MODIFICATIONS MADE TO THE ORIGINAL DRAWINGS ON "AS-BUILT" PRINT AND TURN OVER TO

OWNER'S REPRESENTATIVE UPON COMPLETION.

TURNOVER MANUAL: ON THE DAY OF THE "TURNOVER" THE CONTRACTOR WILL PROVIDE (THREE) COPIES OF THE COMPLETION MANUALS. 6. OWNER SHALL PROVIDE AND THE CONTRACTOR SHALL IMMEDIATELY INSTALL AND MAINTAIN THROUGH OUT CONSTRUCTION (2) TEMPORARY BANNER SIGNS ANNOUNCING SPEEDWAY COMING SOON. THE SIGN SHALL DIRECT CUSTOMERS TO NEAREST SPEEDWAY(S) IF APPLICABLE. CONTRACTOR SHALL MAKE EVERY

REASONABLE EFFORT TO COORDINATE WITH SPEEDWAY'S VENDOR TO ERECT THE ID SIGN(S) AS EARLY IN THE CONSTRUCTION PROCESS AS POSSIBLE. 7. CONTRACTOR SHALL BE RESPONSIBLE FOR LAYOUT OF THE ENTIRE SITE. THE PROPERTY CORNERS SHALL BE MARKED BY OWNER AND PROTECTED AND

1. CONSTRUCT C-STORE BUILDING C-4600 R QUIK-BRIK PER DRAWINGS LISTED. HVAC SYSTEM SHALL BE GAS AND BE ROOF MOUNTED. THE FOLLOWING OPTIONS

SHALL BE INSTALLED: ALLUCOBOND SCREENING PANELS ON ROOFTOP HANDRAIL. 2. PAINT THE ENTIRE VERTICAL FACE OF THE SIDEWALK HIGHWAY YELLOW (1600014) INCLUDING 4" ONTO THE TOP OF SIDEWALK EXCEPT WHERE GRADES ARE

FLUSH AT HANDICAP RAMPS OR ADJACENT TO NON-PAVED SURFACES. 3. CONSTRUCT BUILDING SIDEWALK AS SHOWN ON PLOT PLAN AND PER DRAWING STD-CP-1.

1. COORDINATE WITH VENDOR TO INSTALL NEW AUTO CANOPY PER MCGEE DRAWINGS. CONTRACTOR SHALL BE RESPONSIBLE FOR FOOTERS AND ANCHOR

2. USE AUTO CANOPY COLUMN FOUNDATIONS SIZE (18) 4'X 4'X 5' FOR BIDDING PURPOSES IF AUTO CANOPY DRAWINGS ARE NOT AVAILABLE IN TIME FOR BIDDING.

AUTO CANOPY DRAWINGS WILL BE AVAILABLE FOR CONSTRUCTION. 3. CONSTRUCT FULL HEIGHT QUIK-BRIK AROUND SQUARE CANOPY COLUMNS PER DETAIL ON DRAWING STD-SB-1A. FINISH SHALL MATCH BUILDING.

 THE CONTRACTOR IS RESPONSIBLE FOR PURGING OF THE FUELING SYSTEM NECESSARY AT START-UP AND DISPENSER CALIBRATION. THE OWNER SHALL PAY FOR (1) THIRD-PARTY LINE TEST FOR EACH PRODUCT LINE AFTER PURGING IS COMPLETE, COST OF ANY ADDITIONAL DISPENSER CALIBRATIONS AND/OR LINE TESTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL PURGE SYSTEM PER DISPENSER MANUFACTURER'S INSTRUCTIONS AND OWNER'S SPECIFICATIONS. ALL TESTING TO BE COORDINATED WITH SPEEDWAY COMPLIANCE DEPARTMENT. AFTER PURGING IS COMPLETE, CONTRACTOR SHALL REMOVE AND DISCARD SCREENS AND FACTORY FILTERS AND INSTALL NEW FILTERS (MODEL NOTED BELOW), FURNISHED BY OWNER. INSTALLATION DATES SHALL BE CLEARLY MARKED ON FILTER BY CONTRACTOR. FILTER MODELS ARE (A) AUTO: PETROCLEAR 40510A (B) AUTO-DSL AND K-1: PETROCLEAR 40510W (C) F85: CIMTEK 70991 (D) HIGHELOW DSL: PETROCLEAR 51110W SPEEDWAY'S MAINTENANCE DEPARTMENT SHALL INSTALL DISPENSER FACE LABELS

2. THE CONTRACTOR SHALL COMPLETE THE GILBARCO PROVIDED FORM "A" PRIOR TO START-UP. THE 0.1 TEST MUST BE COMPLETED VIA THE ATG PRIOR TO OPENING FUEL SALES. FORMS "B" AND "C" SHALL BE COMPLETED BY GILBARCO'S AUTHORIZED SERVICE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH SPEEDWAY'S PREFERRED AUTHORIZED SERVICE CONTRACTOR (ASC) FOR TRIPS AS FOLLOWS:

TRIP	GILBARCO ASC RESPONSIBILITIES	FINANCIAL RESPONSIBILY
1	PREP DISPENSERS FOR CONTRACTOR TO PURGE	GILBARCO
	REVIEW CONTRACTOR'S PURGE WORK	
2	REVIEW CONTRACTOR'S COMPLETED GILBARCO FORM "A"	GILBARCO
	COMPLETE FORM "B" AND FORM "C" (PRE POS INTEGRATION)	
3	COMPLETE FORM "B" AND FORM "C" (POST POS INTEGRATION)	GILBARCO
4	OPENING DAY SUPPORT (SPEEDWAY REQUIREMENT)	CONTRACTOR

3. INSTALL (6) NEW GILBARCO 3 PRODUCT (3+0) HIGH HOSE DISPENSER WITH CARD READER. INSTALL (12) HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR

GASOLINE DISPENSERS. PRODUCT PIPING LINE-UP AND FRONT SIDE "A" (F.S."A") OF DISPENSERS SHALL BE AS SHOWN. 4. INSTALL (3) NEW GILBARCO 4 PRODUCT (3+1) HIGH HOSE DISPENSER WITH CARD READER. INSTALL (6) HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR GASOLINE DISPENSERS, (4) HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR DIESEL DISPENSERS AND (2) HOSES, NOZZLES, SWIVELS AND BREAKAWAY FOR E-85 DISPENSER(S), PRODUCT PIPING LINE-UP AND FRONT SIDE "A" (F.S."A") OF DISPENSERS SHALL BE AS SHOWN.

5. INSTALL NEW (1) 1" AND (2) 3/4" CONDUITS FROM WIRE WAY IN BUILDING TO EACH DISPENSER. (1) 1" CONDUIT TO BE USED FOR POWER/DATA. (1) 3/4" CONDUIT TO BE USED FOR DISPENSER SUMP SENSOR. OTHER 3/4" CONDUIT TO BE USED FOR INTERCOM AND APPLAUSE MEDIA SYSTEM. PULL NEW WIRE AND WIRE DISPENSER PER MANUFACTURER'S SPECIFICATIONS.

6. INSTALL 3-M INTERCOM SYSTEM PER DIRECTION OF OWNER'S REPRESENTATIVE AND STANDARD DRAWING #STD-ET-S1

CONSTRUCT NEW CONCRETE TANK SLAB PER DRAWINGS STD-PQ-4.1 AND STD-CP-1.

CONSTRUCT NEW CONCRETE CAR CANOPY ISLAND SLAB PER DRAWINGS STD-SB-2 AND STD-CP-1. 3. INSTALL NORMAL STRENGTH ASPHALT PAVEMENT WITH AN AGGREGATE BASE PER PAVEMENT SECTION ON STD-CP-1 AND USE THE RECOMMENDATIONS OF

GEOTECHNICAL CONSULTANT FOR ALL OTHER SUBSURFACE CONDITIONS ON THIS SITE. NOTIFY OWNER'S REPRESENTATIVE IF THERE ARE ANY CONFLICTS. CONSTRUCT A 9' WIDE NORMAL STRENGTH CONCRETE SLAB ON BUILDING FRONT PARKING AREAS AS SHOWN ON PLOT PLAN. CONSTRUCT (4) CONCRETE, APPROACH(ES) PER STATE AND/OR LOCAL SPECIFICATIONS. IF APPLICABLE, REMOVE CURB THROUGH APPROACH WIDTH AND

REPLACE WITH 1-1/2" HIGH DEPRESSED CURB PER APPLICABLE SPECIFICATIONS. 6. INSTALL 5' CONCRETE OR 10' ASPHALT (AS SHOWN) WIDE (THROUGH APPROACH MATCH THICKNESS) SIDEWALK PER STATE AND/OR LOCAL SPECIFICATIONS.

REMOVE AND REPLACE EXISTING WALK AS NECESSARY TO ALLOW RAMP TO MEET A.D.A. REQUIREMENTS. REFER TO DETAIL ON SHEET 5161-CS1 INSTALL (9) NEW CONCRETE DISPENSER ISLANDS WITH 4' X 5' X 13" ISLAND FORM FOR AUTO DISPENSERS. 8. CONSTRUCT CONCRETE CURB AND GUTTER IN RIGHT-OF-WAY PER STATE AND/OR LOCAL SPECIFICATIONS. MACHINE FORMED CURB AND GUTTER MAY BE

CONSTRUCT MACHINE FORMED CONCRETE CURB AND GUTTER INSIDE PROPERTY LINES PER DRAWING STD-CP-1 FRONTAGE ROAD 10. CONSTRUCT RAMP IN SIDEWALK PER APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. INSTALL DETECTABLE WARNING SURFACE AT ALL RAMPS ADJACENT TO ROAD CROSSWALKS.

11. INSTALL 2'-0" WIDE DETECTABLE WARNING SURFACE ALIGNED ON ACCESSIBLE AISLE PER APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. 12. INSTALL CONCRETE SLAB FOR AIR MACHINE PER DRAWING STD-QS-1. INSTALL (1) 3/4" CONDUIT AND WIRE PER MANUFACTURER'S RECOMMENDATIONS.

VERIFY INSTALLATION DETAILS WITH VENDOR. 13. BID AS ALTERNATE \_: PROVIDE A PRICE TO SUBSTITUTE CONCRETE PAVEMENT FOR ASPHALT PAVEMENT AND PROTECT FOR COLD WEATHER INSTALLATION.

1. CONSTRUCT DUMPSTER ENCLOSURE AND COLLECTION PAD PER DRAWING STD-SS-DET AND STD-SS-2E. GATE SHALL BE WOODEN BOARD ON BOARD. ENCLOSURE SHALL BE SAME AS BUILDING MATERIAL.

2. SUPPLY AND INSTALL (11) 6" BOLLARDS PER DETAIL ON DRAWING STD-QS-1 AND STD-SS SERIES DRAWING. BOLLARD SHALL BE PAINTED RED PER OWNER'S PAINT INDICATED ACCESSIBLE PARKING STALLS AND INSTALL SIGNAGE PER APPLICABLE CODES. PAINT ALL OTHER PARKING STRIPES YELLOW.

INSTALL 3" PVC PIPE TO HOLD TANK STICK PER OWNER'S REPRESENTATIVE.

5. PROVIDE AND INSTALL CODE APPROVED FIRE EXTINGUISHER(S) (1 MINIMUM) WITH PLASTIC BOX HOLDER IN APPROVED LOCATIONS AS REQUIRED BY LOCAL FIRE OFFICIALS. FIRE EXTINGUISHERS SHALL BE LOCATED SUCH THAT AN EXTINGUISHER IS NOT MORE THAN 75 FEET FROM PUMPS, DISPENSERS, OR STORAGE TANK FILL OPENINGS. FIRE EXTINGUISHER MINIMUM RATING SHALL BE 2-A:20-B:C.

CONSTRUCT (15) 18" DIAMETER LIGHT POLE BASES 2'-0" HIGH FOR 15' HIGH LIGHTS PER DETAILS ON DRAWING STD-QS-1. INSTALL (1) 3/4" CONDUIT TO EACH BASE FROM ELECTRICAL PANELS PER THE OWNER'S REPRESENTATIVE AND WIRE FIXTURES. CONTRACTOR IS RESPONSIBLE FOR TOUCH-UP PAINTING ON POLES, ANCHORS BOLTS, ETC

PROVIDE AND INSTALL (1) 1" CONDUIT AND WIRING FROM ELECTRICAL PANEL TO PRICER SIGN FOR 120V POWER. ALSO PROVIDE A WIRELESS CONTROL FROM MANAGER'S WORKSTATION TO PRICER SIGN. 8. CONTRACTOR SHALL SUPPLY AND INSTALL CONDUIT (SIZED PER NEC CODES), AND RG59/18-2 SIAMESE CABLE FOR YARD SECURITY CAMERAS TO THESE

LOCATIONS, SECURITY CAMERAS SHALL BE INSTALLED BY SPEEDWAY MAINTENANCE DEPT. 9. CONTRACTOR SHALL INSTALL CONDUIT (SIZED PER NEC CODES) AND INSTALL PULL STRING FOR FUTURE YARD SECURITY CAMERAS TO THESE LOCATIONS. 10. INSTALL APPROXIMATELY [119] LINEAR FEET OF MODULAR BLOCK, POURED CONCRETE, CONCRETE BLOCK RETAINING WALL PER DETAILS PROVIDED BY

11. INSTALL APPROXIMATELY [119] LINEAR FEET OF GUARDRAIL PER DETAILS ON DRAWING STD-QS-1.

12. INSTALL 6' X 6' SIDEWALK EXTENSION AND ONE (1) "U" STYLE BICYCLE RACK PER DETAIL ON DRAWING 5161-CS1. 13. EXISTING ID SIGN SHALL BE CLEANED AND RECEIVE NEW FACES, LAMPS, BALLASTS, UPGRADED TO LED PRICER PANELS AND PAINT TO THE EXTENT ALLOWED

NO. 387(4) & 14. ATM STATION AND RELATED BASE TO BE INSTALLED BY OTHERS. COORDINATE ANY POWER AND AV LINES GOING TO ATM.

17. "DELIVERY TRUCK PARKING ONLY" SIGN

- 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
- 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

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

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 ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER

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 5162-CS1 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

JAMES K. SHINNEMAN P.E. 10200392

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BLDG NO. VERSION OR DESIGN TEAM

OGNR. S. RUCKER | 09-19-2014 | P.MGR. R. BAIRD 09-19-2014 RVWR. J. SHINNEMAN | 09-19-2014

5161-CS

