# DEPARTMENT OF ENGINEERING

PUBLIC WORKS – STORMWATER MANAGEMENT

**CITY OF PLYMOUTH, INDIANA**

**900 OAKHILL AVENUE - P.O. BOX 492**

**PLYMOUTH, IN 46563**

Philip R. 'Rick' Gaul, P.E.
City Engineer

PHONE 574-936-3614
FAX 574-936-3017


**TRC MEETING NOTES:**
**DATE: May 07, 2019**

==========

**AGENDA ITEMS:**

PUD for Centennial Crossings – Ralph Booker
Pretzels replat at 2910 Commerce St – Ralph Booker
Paul & Christine Hundt replat at 11120 11th Rd – Ralph Booker
Millers Merry Manor – Therapy Addition – Doug McComb
Small Cell Facilities – Discussion of Ordinance
& (See INPLANNING-L More 5G News e-mail)

**ATTENDANCE:**

See attached Attendance Sheet for 2019-05-07

**MEETING NOTES:**

**PUD for Centennial Crossings – Ralph Booker**

**Project Summary:**

The developer is wanting to construct 55 single unit homes, 24 attached villas and 174 apartment units along the North side of Plymouth-Goshen Trail. A sketch plan was provided to the TRC members for review the concept.

**Planning:**

- The provided information does not satisfy the requirements of the Plymouth Zoning Ordinance.
- Due to the lack of information the drawing provided is a conceptual drawing and not a "preliminary site plan" as indicated on the drawing.

**Transportation:**

- The sketch indicates portions of the proposed roadways will be dedicated to the City and other roadways will not.
- The sketch was not clear enough to determine proposed roadway widths or Right-of-Way widths.
- The sketch shows two dead end roads/driveways.
    - The southern road/drive is located too close to an intersection and does not have a cul-de-sac at the end to accommodate emergency services.
    - The length of the northern dead end road/drive appears to exceed the allowable standards.
- The sketch indicates a private roadway will be placed across a wetland.

**Utilities:**

- There haven't been any plans received, by the City, that indicate where the utilities will be placed.
- The utility Department has previously determined that there is enough capacity within the City's sanitary and water systems to accommodate the development as presented.

**Drainage:**

- Per the Plymouth Zoning Ordinance the drainage requirements are missing from the presented drawing.

**General:**

- Discussion during the meeting indicated a deal between the developer and the owner of the property has not been brokered yet.
    - It was suggested that Ralph get in contact with the City Attorney to discuss the City's involvement in the project.
- **Once all the information is added to the drawing to meet the Plymouth Zoning Ordinance requirements then the developer should come back to the TRC for their review.**

**<u>Pretzels replat at 2910 Commerce St – Ralph Booker</u>**

**Project Summary:**

Pretzels is interested in acquiring additional acreage to the West of their current location. The additional acreage could be used as additional area for drainage and/or parking. Pretzels will dedicate a 70' wide strip of land to the City to be used as City right-of-way as the area continues to develop.

**Planning:**

- Ralph will confirm that the non-access easement that is located along Pioneer Drive is also located on the replat.

**Transportation:**

- Nothing to address.

**Utilities:**

- Nothing to address.

**Drainage:**

- Nothing to address.

**General:**

## Paul & Christine Hundt replat at 11120 11th Rd – Ralph Booker

Paul & Christine Hundt own several adjoining parcels next to one another and are looking to keep the parcel lines on the outside perimeter the same but alter the layout of the internal parcel lines.

**Planning:**

- Nothing to address.

**Transportation:**

- Nothing to address.

**Utilities:**

- Nothing to address.

**Drainage:**

- Drainage for each lot will need to be addressed at the time the lot is developed.
- Drainage plan approvals for parcels within the County are approved through Marshall County.

**General:**

- Nothing to address.

## Millers Merry Manor – Therapy Addition – Doug McComb

Millers Merry Manor is proposing to add a small building addition to the East side of the building (a therapy addition). The addition will encompass the existing covered porch and will extend to the East stopping at the existing concrete sidewalk. An additional 5 parking spaces will be added to the South of the proposed addition. There will be a small building alteration made to the North side of the buildings main entrance. The exterior wall of the vestibule will moved to accommodate a more accessible entry and a drop off canopy will be added.

**Planning:**

- Parking spaces are to be 10' wide by 20' deep.
- Accessible spaces are to the 10' wide by 20' deep with an adjacent 5' wide accessible isle.
- A question was raised regarding the elevation of a sidewalk compared to an asphalt parking area within private property. The TRC does not have any recommendation when installed within private property. Accidents resulting for the installation would be the property owner responsibility.

**Transportation:**

- Nothing to address.

**Utilities:**

- Nothing to address.

**Drainage:**

- Submit a drawing of the deleted and proposed hard surface areas, with calculations, to the City Engineer.
- Upon applying for a building permit the permit applicant will need to state the total amount of impervious hard surface that is existing on the site and the amount of impervious hard surface that will be added.
- Millers Merry Manor has their own, private, storm sewer system that discharges directly to the river.

**General:**

-

**Small Cell Facilities – Discussion of Ordinance**
**& (See INPLANNING-L More 5G News e-mail)**

The City Attorney was not present at the meeting therefore nothing was discussed.

**END OF MEETING**

# DEPARTMENT OF ENGINEERING

PUBLIC WORKS – STORMWATER MANAGEMENT

**CITY OF PLYMOUTH, INDIANA**

**900 OAKHILL AVENUE - P.O. BOX 492**
**PLYMOUTH, IN 46563**

Philip R. 'Rick' Gaul, P.E.
City Engineer

PHONE 574-936-3614
FAX 574-936-3017

## TRC MEETING ATTENDANCE SHEET:

## DATE:___ Tuesday, May 06, 2019_____

==========

## AGENDA ITEMS: __

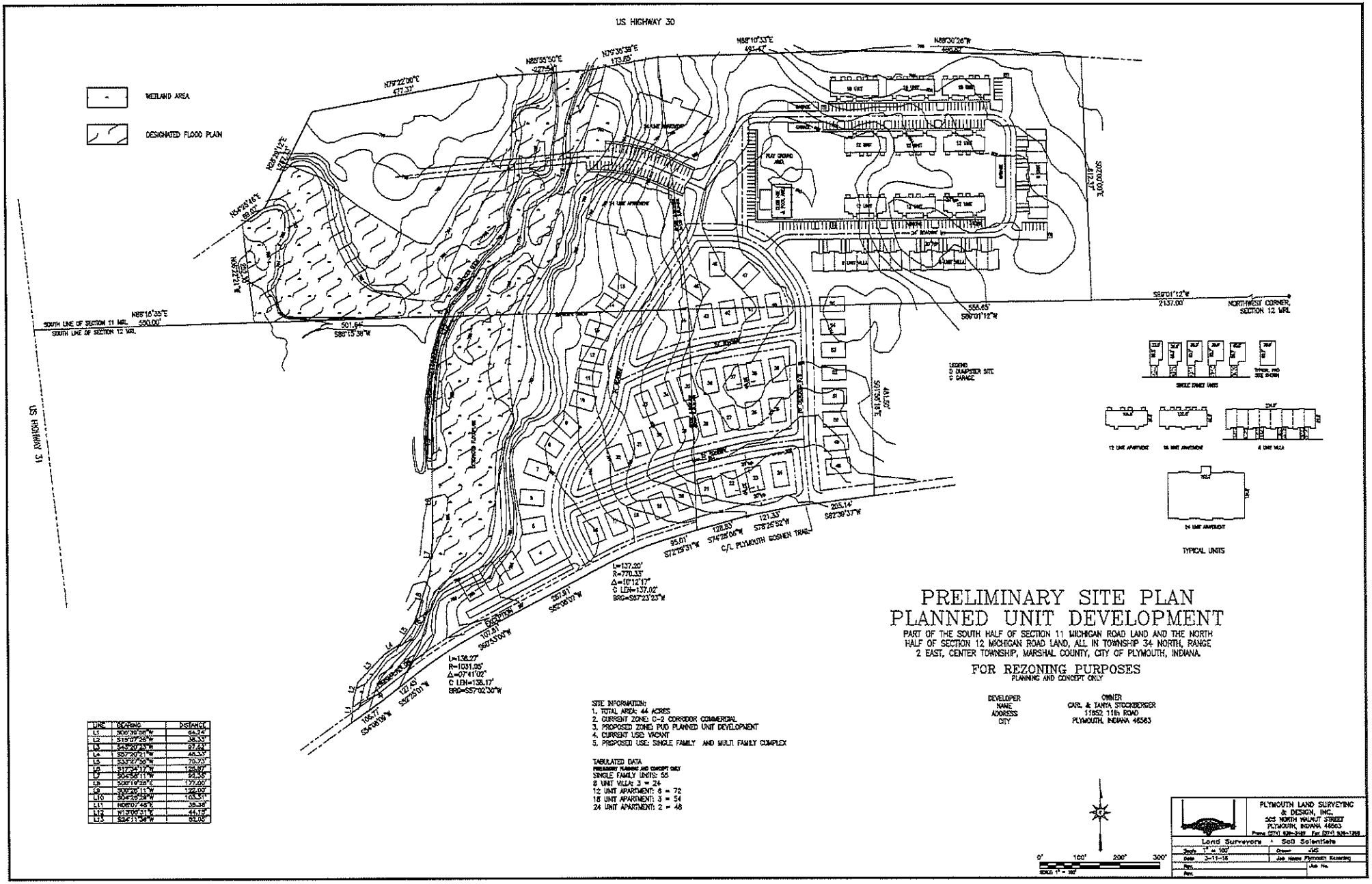
8:00 PUD for Centennial Crossings – Ralph Booker ✓
8:15 Pretzels replat at 2910 Commerce St – Ralph Booker
8:30 Paul & Christine Hundt replat at 11120 11th Rd – Ralph Booker
8:45 Millers Merry Manor – Therapy Addition – Doug McComb
9:00 Small Cell Facilities – Discussion of Ordinance
& (See INPLANNING-L More 5G News e-mail)

**ATTENDANCE:**

| | | |
|---|---|---|
| **CITY ATTORNEY:** | Sean Surrisi | [ ] |
| **CITY ENGINEER:** | Rick Gaul | [X] |
| **ZONING ADMINISTRATOR:** | Keith Hammonds | [ ] |
| **STREET DEPT SUPT:** | Jim Marquardt | [X] |
| **UTILITY DEPT SUPT:** | Donnie Davidson | [X] |
| **WATER DEPT AST SUPT:** | Jeff Yeazel | [ ] |
| **WASTEWATER & SEWER AST SUPT:** | Larry Hatcher | [ ] |
| **GIS:** | Chris Marshall | [X] |
| **POLICE CHIEF:** | Chief Bacon | [ ] |
| **FIRE CHIEF:** | Chief Miller | [ ] |
| **PLAN COMMISSION:** | Ralph Booker | [X] |
| | Doug Feece | [ ] |
| | Fred Webster | [ ] |
| | Jim Sherwood | [ ] |

**OTHER ATTENDANCE:**

| NAME | COMPANY | E-MAIL |
|---|---|---|
| Mike Deep | | |
| Doug McComb | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |
| | | |




# PRELIMINARY SITE PLAN
# PLANNED UNIT DEVELOPMENT

PART OF THE SOUTH HALF OF SECTION 11 MICHIGAN ROAD LAND AND THE NORTH HALF OF SECTION 12 MICHIGAN ROAD LAND, ALL IN TOWNSHIP 34 NORTH, RANGE 2 EAST, CENTER TOWNSHIP, MARSHAL COUNTY, CITY OF PLYMOUTH, INDIANA.

## FOR REZONING PURPOSES

PLANNING AND CONCEPT ONLY

| | |
|---|---|
| DEVELOPER | OWNER |
| NAME | CARL & TANYA STOCKBERGER |
| ADDRESSS | 11852 11th ROAD |
| CITY | PLYMOUTH, INDIANA 46563 |

SITE INFORMATION:
1. TOTAL AREA: 44 ACRES
2. CURRENT ZONE: C-2 CORRIDOR COMMERCIAL
3. PROPOSED ZONE: PUD PLANNED UNIT DEVELOPMENT
4. CURRENT USE: VACANT
5. PROPOSED USE: SINGLE FAMILY AND MULTI FAMILY COMPLEX

TABULATED DATA
PRELIMINARY PLANNING AND CONCEPT ONLY
SINGLE FAMILY UNITS: 55
8 UNIT VILLA: 3 = 24
12 UNIT APARTMENT: 6 = 72
18 UNIT APARTMENT: 3 = 54
24 UNIT APARTMENT: 2 = 48

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N00°30'08"W | 64.24' |
| L2 | S15°07'25"W | 38.33' |
| L3 | S43°20'23"W | 97.03' |
| L4 | S07°20'21"W | 45.33' |
| L5 | S33°57'56"W | 70.73' |
| L6 | S17°34'17"W | 125.87' |
| L7 | S00°56'11"W | 52.36' |
| L8 | S00°19'28"E | 177.00' |
| L9 | S00°26'11"W | 122.00' |
| L10 | S04°26'38"W | 103.51' |
| L11 | N06°07'48"E | 35.38' |
| L12 | N13°00'31"W | 44.18' |
| L13 | S24°11'34"W | 82.08' |

0' 100' 200' 300'
SCALE 1" = 100'

PLYMOUTH LAND SURVEYING & DESIGN, INC.
505 NORTH WALNUT STREET
PLYMOUTH, INDIANA 46563
Phone (574) 936-3449 Fax (574) 936-1288
Land Surveyors • Soil Scientists

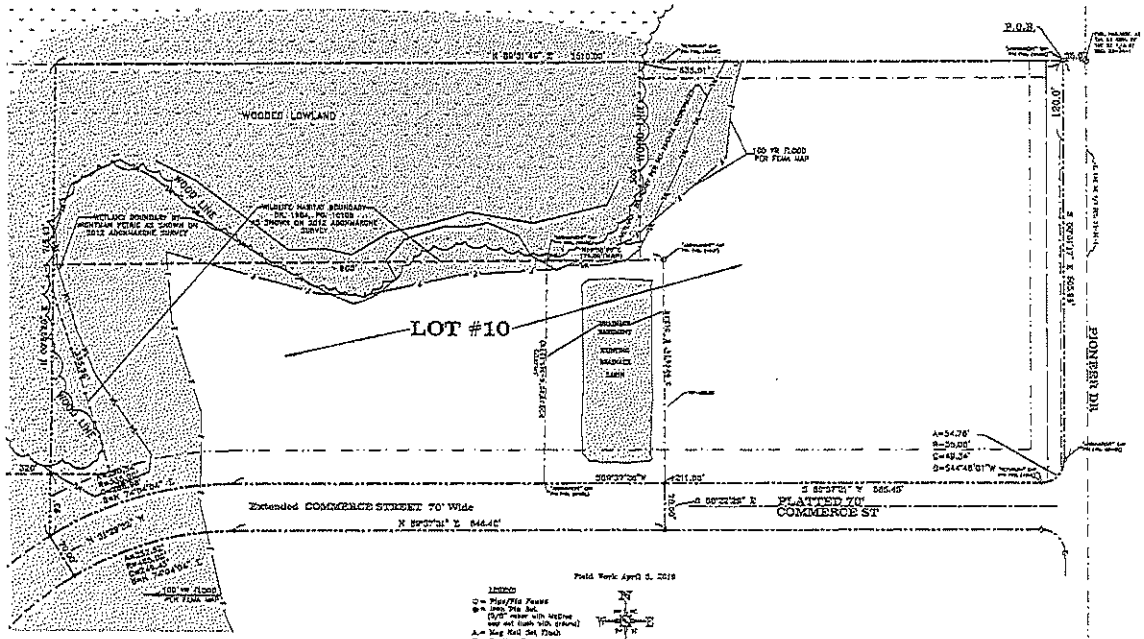
| | | | |
|---|---|---|---|
| Scale | 1" = 100' | Drawn | JJG |
| Date | 3-11-16 | Job Name | Plymouth Rezoning |
| Rev. | | Job No. | |
| Rev. | | | |

JK-19046

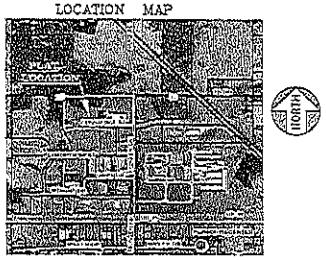
# PLAT OF

# REPLAT NO 3 OF LOT 10 IN PHASE ONE OF PINE ROAD INDUSTRIAL SUBDIVISION

23.876 ACRES TRACT IN THE SE 1/4 OF SECTION 26, T.34 N., R. 1 E.
MARSHALL COUNTY, PLYMOUTH, INDIANA
ZONED I




LOCATION MAP




## BOUNDARY DESCRIPTION

INCLUDES LOT #10 OF THE REPLAT NO 2 OF LOT 10 IN PHASE ONE OF PINE ROAD INDUSTRIAL SUBDIVISION

A tract of land in the Southeast Quarter of Section 26, Township 34 North, Range 1 East, East Township, Marshall County, Indiana, more particularly described as follows:

Commencing at a Harrison Monument marking the Northeast corner of the Southeast Quarter of said Section 26; thence South 89°31'45" West (basis of bearings established by INDOT VRS Data, using Indiana East NAD83 coordinate system), 2635.01 feet to an Aluminumcap capped pin on the East right-of-way of Pioneer drive and the Point of Beginning thence South 00°27'34" East, along said right-of-way, 2643.51 feet to an Aluminumcap capped pin; thence along a curve to the right with an arc length of 54.78 feet, a radius of 30.00 feet, a chord bearing of South 44°48'01" West and a chord length of 49.34 feet to a Firmcraft 10 capped pin on the North right-of-way of Commerce Street; thence South 89°27'26" West, along said North right-of-way, 565.45 feet to a McCrea capped pin; thence South 00°32'34" East, 70.00 feet to a McCrea capped pin; thence South 89°27'26" West, 644.45 feet to a McCrea capped pin; thence along a curve to the left with an arc length of 332.92 feet, a radius of 404.00 feet, a chord bearing of South 74°04'04" West and a chord length of 324.43 feet to a McCrea capped pin; thence North 00°32'34" West, 70.00 feet to a McCrea capped pin; thence North 00°00'32" East, 715.42 feet to a point on the North line of the Southeast Quarter of said Section 26; thence North 89°31'45" East, 1,310.00 feet to the Point of Beginning, containing 23.876 acres, more or less.

Subject to all easements, assessments, or restrictions of record and all applicable building and zoning laws and ordinances and possible rights of the and drainage ditches.

## DRAINAGE STATEMENT

Drainage swales (ditches) along dedicated roadways and within the right-of-way, or on dedicated drainage easements, are not to be altered, dug out, filled in, tiled or otherwise changed without written permission of the Marshall County Surveyor. Property owners must maintain these swales as seeded grass ways or other non-eroding surfaces. Water from roofs or parking areas must be contained on the property long enough so that said drainage swales or ditches will not be damaged by such water. Driveways may be constructed over these swales or ditches only when appropriate size culverts or other approved structures have been permitted by the County Surveyor. In addition, any property owner altering, changing or damaging these drainage swales or ditches will be held responsible for such action and will be given 10 days notice by registered mail to repair said damage, after which time, if no action is taken, the Marshall County Surveyor will cause such repairs to be accomplished, and the bill for such repairs will be sent to the affected property owner for immediate payment.

## STORM WATER NOTE:

Developers of the individual lots in this Plat shall be responsible for Storm Water and Erosion Control submittals to the City of Plymouth.

## CERTIFICATION

I, Christopher W. McCrea, hereby certify that I am a Land surveyor licensed in compliance with the laws of the State of Indiana, that this plat correctly represents a survey completed or certified by me; that all monuments will be installed in accordance with the provisions of the Platting Ordinance; and that their location, size, type and material are accurately shown. This 12th day of April 2019.

Christopher W. McCrea

Christopher W. McCrea – P.L.S. #20300002

STATE OF INDIANA
CHRISTOPHER W. MCCREA
No. 20300002
LICENSED
PROFESSIONAL LAND SURVEYOR

*OWNERS:*

Pretzels Plymouth, LLC
2910 Commerce St., Plymouth, Indiana 46563

&

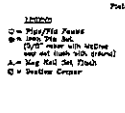
Plymouth Industrial Development Corp.
5044 Miller Dr., Plymouth, Indiana 46563

*PREPARER:*

John Kimpel & Associates, Inc.
902 S. 325 E., Warsaw, Indiana 46580

LEGEND
○ = Mag/Pk Found
● = 1000 Pin Set (5/8" rebar with McCrea cap set flush with ground)
A = Mag Nail Set Flush
⊕ = Section Corner

Field Work April 5, 2019




Scale 1" = 40'
0 20 40

## DEED OF DEDICATION

I, the undersigned, Paul Schwom, CEO of Pretzels Plymouth, LLC do hereby lay off, plat and subdivide said real estate in accordance with the plat herein. This subdivision shall be known and designated as REPLAT NO 3 OF LOT 10 IN PHASE ONE OF PINE ROAD INDUSTRIAL SUBDIVISION, an addition to the City of Plymouth, Indiana. There are strips of ground shown on this plat and marked "Drainage and or Utility Easement", reserved for the use of public utilities for the installation for storm water, water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. There is a strip of ground shown on this plat and marked Commerce Street dedicated for public use. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their title subject to the rights of public utilities. Front, rear and side yard setback lines are hereby established as shown on said plat, between said setback lines and property lines there shall not be erected or maintained any building or structure.

By: _____
Paul Schwom, CEO

State of _____ } S.S.
County of _____ } NOTARY

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Paul Schwom and separately and severally acknowledged the foregoing instrument as his voluntary act and deed for the purposes therein expressed.

Witness my hand and notarial seal this ____ day of _____, 2019.

My Commission Expires: _____ _____

County of Residence: _____ _____
Notary Public

## DEED OF DEDICATION

I, the undersigned, Terry Ruthina, President of Plymouth Industrial Development Corp. do hereby lay off, plat and subdivide said real estate in accordance with the plat herein. This subdivision shall be known and designated as REPLAT NO 3 OF LOT 10 IN PHASE ONE OF PINE ROAD INDUSTRIAL SUBDIVISION, an addition to the City of Plymouth, Indiana. There are strips of ground shown on this plat and marked "Drainage and or Utility Easement", reserved for the use of public utilities for the installation for storm water, water and sewer mains, poles, ducts, lines and wires, subject at all times to the proper authorities and to the easement herein reserved. There is a strip of ground shown on this plat and marked Commerce Street dedicated for public use. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall take their title subject to the rights of public utilities. Front, rear and side yard setback lines are hereby established as shown on said plat, between said setback lines and property lines there shall not be erected or maintained any building or structure.

By: _____
Terry Ruthina, President

State of _____ } S.S.
County of _____ } NOTARY

Before me, the undersigned Notary Public, in and for the County and State, personally appeared Terry Ruthina and separately and severally acknowledged the foregoing instrument as his voluntary act and deed for the purposes therein expressed.

Witness my hand and notarial seal this ____ day of _____, 2019.

My Commission Expires: _____ _____

County of Residence: _____ _____
Notary Public

## COMMISSION CERTIFICATE OF APPROVAL

Pursuit to the authority provided by the laws of the General Assembly of the State of Indiana, and all acts amendatory thereto, the undersigned certify that this plat was examined, found to be in compliance with the standards set forth in the Ordinance, and approved by the City of Plymouth Plat Commission on the _____ day of _____, 2019.

In Witness whereof, we have affixed our signatures and the Commission's seal hereunto.

By: _____ By: _____
President Secretary

## AUDITOR

This is to certify that the herein described Plat has been duly entered on the Tax Rolls of Marshall County.

This ____ day of _____, 2019. _____

Auditor
Marshall County, Indiana

## RECORDER

This is to certify that the herein described Plat was received as Record No. _____ this _____ day of _____, 2019 at _____ O'Clock and was recorded in Plat Book _____ page _____ in the records of Marshall County, Indiana.

_____

Recorder
Marshall County, Indiana

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.

_____

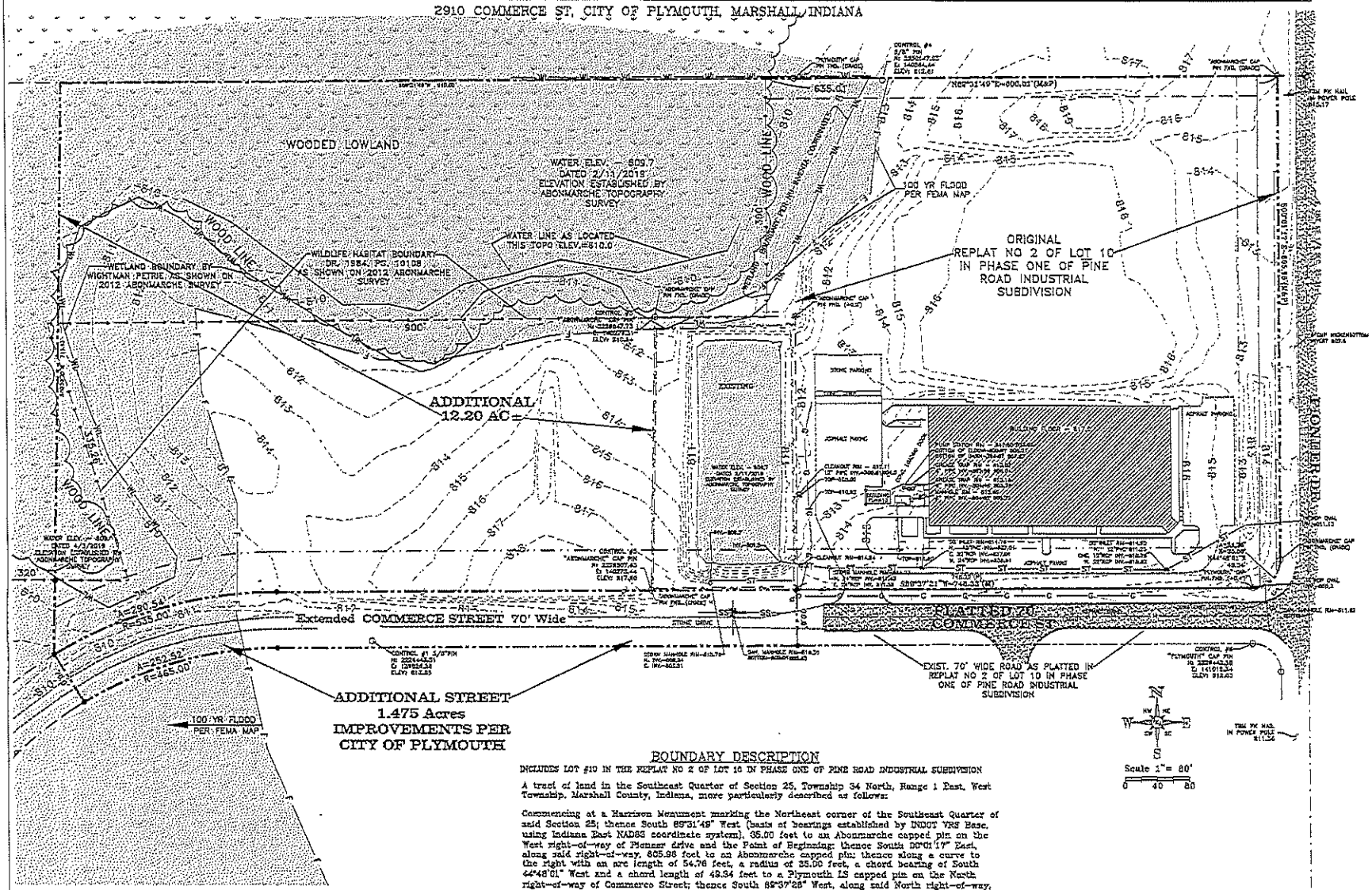
| Prepared By: | JOHN KIMPEL & ASSOCIATES, INC. 902 S. 325 E. WARSAW, INDIANA 46580 | Christopher W. McCrea P.L.S. #20300002 574-269-1148 | Job No. JK-19046 |
|---|---|---|---|

Print date: April 12, 2019

# PRELIMINARY

# REPLAT NO 3 OF LOT 10 IN PHASE ONE OF PINE ROAD INDUSTRIAL SUBDIVISION

2910 COMMERCE ST, CITY OF PLYMOUTH, MARSHALL, INDIANA




## BOUNDARY DESCRIPTION

INCLUDES LOT #10 IN THE REPLAT NO 2 OF LOT 10 IN PHASE ONE OF PINE ROAD INDUSTRIAL SUBDIVISION

A tract of land in the Southeast Quarter of Section 25, Township 34 North, Range 1 East, West Township, Marshall County, Indiana, more particularly described as follows:

Commencing at a Harrison Monument marking the Northeast corner of the Southeast Quarter of said Section 25; thence South 89°31'49" West (basis of bearings established by INDOT VRS Base, using Indiana East NAD83 coordinate system), 35.00 feet to an Abonmarche capped pin on the West right-of-way of Pioneer drive and the Point of Beginning; thence South 00°01'17" East, along said right-of-way, 805.98 feet to an Abonmarche capped pin; thence along a curve to the right with an arc length of 54.76 feet, a radius of 35.00 feet, a chord bearing of South 44°48'01" West and a chord length of 49.34 feet to a Plymouth LS capped pin on the North right-of-way of Commerce Street; thence South 89°37'28" West, along said North right-of-way, 585.43 feet to a McCrea capped pin; thence South 00°22'25" East, 70.00 feet to a McCrea capped pin; thence South 89°37'31" West, 648.42 feet to a McCrea capped pin; thence along a curve to the left with an arc length of 252.52 feet, a radius of 465.00 feet, a chord bearing of South 74°04'04" West and a chord length of 249.43 feet to a McCrea capped pin; thence North 31°39'22" West, 70.00 feet to a McCrea capped pin; thence North 00°50'20" East, 715.43 feet to a point on the North line of the Southeast Quarter of said Section 25; thence North 89°31'49" East, 1,510.03 feet; to the Point of Beginning, containing 23.876 acres, more or less.

Subject to all covenants, easements, or restrictions of record and all applicable building and zoning laws and ordinances and possible rights of tile and drainage ditches.

LEGEND

- ○ = Pipe/Pin Found
- ✱ = Section Corner
- = Power Pole
- Ⓜ = Manhole
- = Catch Basin
- Ø = Utility Riser
- ◇ = Boring Location

REVISIONS:

- 1. REV. PLAT PER FEMA 4/11/2019 RAP
- 2.
- 3.
- 4.
- 5.
- 6.

THIS REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND IS BELIEVED TO BE AN ACCURATE REPORT OF THE SURVEY AND CONTAINS THE FINDINGS, OPINIONS AND CONCLUSIONS OF THE UNDERSIGNED. THIS REPORT IS INTENDED ONLY FOR THE PURPOSES SET FORTH BY THE CLIENT OR AGENT OF THE CLIENT.
BARRY W. KIMPEL AND ASSOCIATES

John Kimpel & Associates, Inc.
LAND SURVEYING
902 S 323 E, WARSAW, IND. 46582
PH:574-269-1140 FAX:574-269-2428

Barry W. Kimpel
REGISTERED LAND SURVEYOR
No. LS20100100053
STATE OF INDIANA

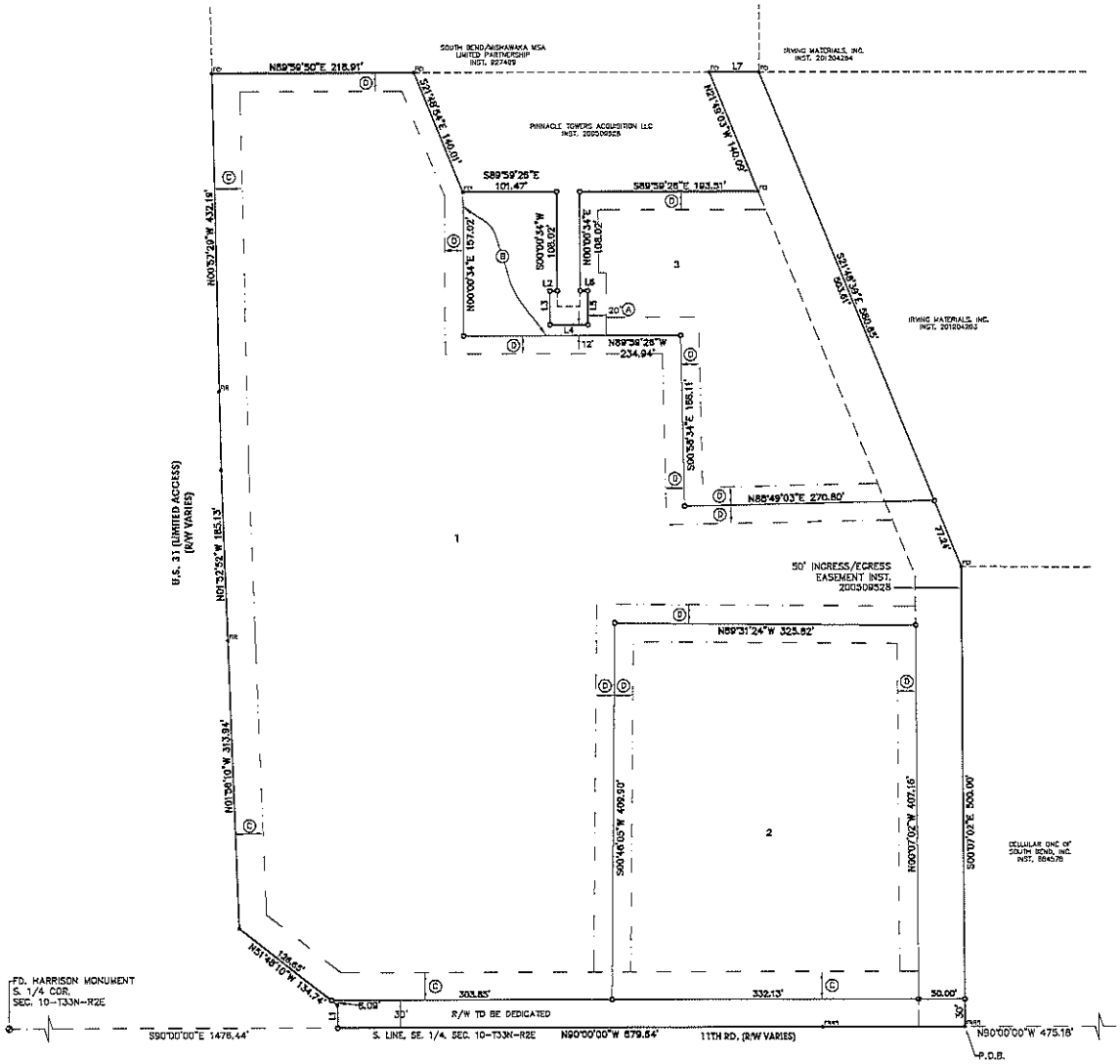
PRELIMINARY PLAT
WITH TOPOGRAPHY & BOUNDARY

PRETZELS PLYMOUTH LLC
2910 COMMERCE STREET
PLYMOUTH, INDIANA

PROJECT NUMBER: JK-19046
DATE: 4/11/2019
DRAWN BY: RAP
CHECKED BY: CWH
SHEET NUMBER: C1

# KUERT MINOR SUBDIVISION

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 33 NORTH,
RANGE 2 EAST, CENTER TOWNSHIP, MARSHALL COUNTY, INDIANA




LEGEND

- (A) BLDG. SETBACK LINE
- (B) EXISTING SEPTIC SYSTEM (NON-BUILDABLE) SEE NOTE #13.
- (C) 30' BLDG. SETBACK LINE
- (D) 20' BLDG. SETBACK LINE
- SECTION CORNER FOUND HARRISON MONUMENT
- SET CAPPED IRON OR MAG NAIL W/ TAG/CAP "ABONMARCHE FIRM #0050
- FRS FOUND RAILROAD SPIKE
- FIR FOUND REBAR
- FIC FOUND REBAR W/ CAP

NOTES:

1. AREA OF SUBDIVISION = 16.47± ACRES
   LOT 1 = 10.40± ACRES
   LOT 2 = 3.08± ACRES
   LOT 3 = 2.52± ACRES
   R/W = 0.47± ACRES
2. ALL EASEMENTS THAT ARE INDICATED ON DOCUMENTATION PROVIDED BY THE PROPERTY OWNER AND PREVIOUS RECORDED PLATS ARE SHOWN HEREON.
3. ALL UNMONUMENTED LOT CORNERS SET WITH 5/8 INCH DIAMETER REBAR ROD, 24 INCHES IN LENGTH, CAPPED WITH A PLASTIC, YELLOW MARKER STAMPED "ABONMARCHE FIRM #0050", UNLESS INDICATED OTHERWISE.
4. THERE ARE NO ENCROACHMENTS OF EXISTING PERMANENT STRUCTURES UPON LOT LINES, BUILDING SETBACKS OR EASEMENTS CREATED IN THE PLATTING OF THIS SUBDIVISION.
5. BUILDING SETBACK LINES SHALL CONFORM TO APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.
6. ACCORDING TO THE U.S. DEPARTMENT OF INTERIOR NATIONAL WETLANDS MAPS, THERE ARE NO WETLANDS ON THIS SITE.
11. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA FEDERAL INSURANCE RATE (FIRM) MAPS, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, MAP PANEL NUMBER 18099C0133C WITH AN EFFECTIVE DATE OF JANUARY 8, 2011.
12. A RULE 12 LAND SURVEY WAS PREPARED BY ABONMARCHE OF THE TRACT AND IS RECORDED UNDER INSTRUMENT NUMBER _____
13. THIS AREA IS NON-BUILDABLE AND INCLUDES AN EXISTING SEPTIC SYSTEM. A 12 FOOT STRIP IS USED TO ACCESS THIS AREA.

LINE DATA TABLE

| LINE # | BEARING | LENGTH |
|---|---|---|
| L1 | N0°07'00"W | 25.00' |
| L2 | N89°59'26"W | 8.00' |
| L3 | S0°00'34"W | 37.00' |
| L4 | S89°59'26"E | 41.00' |
| L5 | N0°00'34"E | 37.00' |
| L6 | N89°59'26"W | 8.00' |
| L7 | N89°59'50"E | 53.80' |

GRAPHIC SCALE
( IN FEET )
1 inch = 50 ft.

SURVEYED BY:
ABONMARCHE CONSULTANTS, INC.
750 LINCOLN WAY EAST
SOUTH BEND, IN 46601

OWNER/SUBDIVIDER:
PAUL HUNDT & CHRISTINE HUNDT
11180 11TH ROAD
PLYMOUTH, IN 46563

| NO. | REVISION DESCRIPTION | BY | DATE |
|---|---|---|---|

ABONMARCHE

SECONDARY PLAT
KUERT MINOR SUBDIVISION
BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 33 NORTH, RANGE 2 EAST, CENTER TOWNSHIP, MARSHALL COUNTY, INDIANA

PROJECT:
DRAWN BY: CMR
FIELD BOOK:
PM REVIEW: MJR
QA/QC REVIEW:
DATE: 4/12/2019
SEAL: MICHAEL J. ROZYCKI LS20500018 STATE OF INDIANA LAND SURVEYOR

HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED. SCALES INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZE.

SCALE: HORZ: 1"=50'
AECOM #: 19-0358
SHEET NO. 1 of 2

SEC. 10-T33N-R2E

# KUERT MINOR SUBDIVISION

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 33 NORTH,
RANGE 2 EAST, CENTER TOWNSHIP, MARSHALL COUNTY, INDIANA

**LEGAL DESCRIPTION:**

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 33 NORTH, RANGE 2 EAST, CENTER TOWNSHIP, MARSHALL COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 90°00'00" WEST (RECORD BEARING), ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 475.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90°00'00" WEST ALONG SAID SOUTH LINE, 879.84 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31; THENCE THE FOLLOWING (5) FIVE COURSES ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31: (1) THENCE NORTH 00°07'00" WEST, 25.00 FEET; (2) THENCE NORTH 51°48'10" WEST, 134.74 FEET TO A HONORED BRACE POST; (3) THENCE NORTH 01°56'10" WEST, 313.94 FEET; (4) THENCE NORTH 01°52'32" WEST, 185.13 FEET TO A HONORED BRACE POST; (5) THENCE NORTH 00°57'29" WEST 432.19 FEET TO A 5/8 INCH IRON CAPPED "WEIHE" AT THE SOUTHWEST CORNER OF THE SOUTH BEND/WISHAWAKA MSA LIMITED PARTNERSHIP PARCEL (INSTRUMENT 927499); THENCE NORTH 89°59'50" EAST ALONG SOUTH LINE OF SAID PARCEL, 218.91 FEET; THENCE SOUTH 21°48'54" EAST 140.01 FEET TO A FOUND 5/8 INCH REBAR CAPPED "LS880024"; THENCE SOUTH 89°59'26" EAST, 101.47 FEET TO A SET 5/8 INCH REBAR CAPPED "ABONMARCHE"; THENCE THE FOLLOWING (7) SEVEN COURSES TO SET 5/8 IN REBARS CAPPED "ABONMARCHE": (1) THENCE SOUTH 00°00'34" WEST, 108.02 FEET; (2) THENCE NORTH 89°59'26" WEST, 8.00 FEET; (3) THENCE SOUTH 00°00'34" WEST, 37.00 FEET; (4) THENCE SOUTH 89°59'26" EAST, 41.00 FEET; (5) THENCE NORTH 00°00'34" EAST, 37.00 FEET; (6) THENCE NORTH 89°59'26" WEST, 8.00 FEET; (7) THENCE NORTH 00°00'34" EAST, 108.02 FEET; THENCE SOUTH 89°59'26" EAST, 193.51 FEET TO A FOUND 5/8 INCH REBAR CAPPED "LS880024"; THENCE NORTH 21°49'03" WEST, 140.09 FEET TO THE SOUTH LINE OF SAID SOUTH BEND/ WISHAWAKA MSA LIMITED PARTNERSHIP PARCEL; THENCE NORTH 89°59'50" EAST ALONG THE SOUTH LINE OF SAID PARCEL, 53.80 FEET TO A FOUND 5/8 INCH REBAR CAPPED "WEIHE" AT THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 21°48'39" EAST, 580.85 FEET TO A FOUND 5/8 INCH REBAR CAPPED "LS880024"; THENCE SOUTH 00°07'02" EAST, 500.00 FEET TO THE POINT OF BEGINNING; PARCEL CONTAINS 16.47 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, COVENANTS, AND RIGHT OF WAY OF RECORD.

**DEED OF DEDICATION:**

I, THE UNDERSIGNED, PAUL AND CHRISTINE HUNDT, OWNERS OF 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 KUERT MINOR SUBDIVISION. ALL STREETS AND ALLEYS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THE PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. THE STRIPS OF GROUND SHOWN ON THIS PLAT AND MARKED "EASEMENT" ARE RESERVED FOR RGE USE OF THE PUBLIC UTILITIES FOR THE INSTALLATION OF MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES, AND TO THE EASEMENTS HEREIN RESERVED. NO PERMANENT OROTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT THE OWNERS OF THE LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLE SUBJECT TO THE RIGHTS OF THE PUBLIC UTILITIES AND TO THE RIGHTS OF THE OWNERS OF THE OTHER LOTS IN SAID SUBDIVISION.

**PLAN COMMISSION APPROVAL:**

APPROVED BY THE PLYMOUTH PLAN COMMISSION IN ACCORDANCE WITH THE SUBDIVISION CONTROL ORDINANCE. BY:

_____ PRESIDENT  _____ SECRETARY

DATE _____, 2019
VOID UNLESS RECORDED BEFORE _____, 2019

**OWNER'S CERTIFICATION:**

STATE OF INDIANA )
) SS:
COUNTY OF MARSHALL )

I, THE UNDERSIGNED, PAUL AND CHRISTINE HUNDT, DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND HAVE CAUSED THE ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON SAID PLAT AS OUY OWN FREE AND VOLUNTARY ACT AND DEED.

ALL PUBLIC STREETS AND ALLEYS SHOWN AND DESIGNATED AS SUCH AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. OTHER PUBLIC LANDS SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED FOR THE PURPOSES DESIGNATED HEREON.

THERE ARE PRIVATE ACCESS EASEMENTS AND/OR PRIVATE STREETS SHOWN ON THIS PLAT AND MARKED ACCORDINGLY. THESE ARE INTENDED TO BE PRIVATE IN PERPETUITY, AND THERE IS NO OBLIGATION FOR ANY COVERNMENT ENTITY TO ASSUME ANY RESPONSIBILITY FOR THESE EASEMENTS AND/OR STREETS NOW OR AT ANY FUTURE TIME. THE RESPONSIBILITY FOR MAINTENANCE AND SNOW REMOVAL ON THE ACCESS EASEMENTS AND/OR STREETS SHOWN ON THIS PLAT IS ASSUMED BY THE PROPERTY OWNERS OF LOTS _____ AND NOT THE CITY OR COUNTY.

LOTS IN THIS SUBDIVISION ARE SUBJECT TO RESTRICTIONS SET FORT IN PLAT BOOK _____, PAGE _____ AND ANY AMENDMENTS THERETO.

PAUL HUNDT & CHRISTINE HUNDT
11180 11TH ROAD
PLYMOUTH, IN 46563

_____ PAUL HUNDT  _____ CHRISTINE HUNDT

**NOTARY PUBLIC CERTIFICATE:**

STATE OF INDIANA )
) SS:
COUNTY OF MARSHALL )

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PAUL HUNDT AND CHRISTINE HUNDT AND ACKNOWLEDGED THE EXECUTION OF THE FOREGOING INSTRUMENT AS A VOLUNTARY ACT AND DEED FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2019.

MY COMMISSION EXPIRES: _____

_____
(SIGNATURE)

_____
(PRINT)

NOTARY PUBLIC IS A RESIDENT OF _____ COUNTY, INDIANA.

**SURVEYOR'S CERTIFICATE:**

I, MICHAEL J. ROZYCKI, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA; AND I DO HEREBY FURTHER CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED AND THAT I HAVE SUBDIVIDED THE SAME INTO BLOCKS AND LOTS AS SHOWN. THE PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION IN EVERY DETAIL. MONUMENTS SHOWN ARE IN PLACE OR WILL BE INSTALLED AS LOCATED IN ACCORDANCE WITH THE PLATTING ORDINANCE. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

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.

_____
MICHAEL J. ROZYCKI, P.L.S.  DATE
PROFESSIONAL LAND SURVEYOR #LS20300010
STATE of INDIANA

| SURVEYED BY: | OWNER/SUBDIVIDER: |
|---|---|
| ABONMARCHE CONSULTANTS, INC.<br>750 LINCOLN WAY EAST<br>SOUTH BEND, IN 46601 | PAUL HUNDT & CHRISTINE HUNDT<br>11180 11TH ROAD<br>PLYMOUTH, IN 46563 |

| NO. | REVISION DESCRIPTION | BY | DATE |
|---|---|---|---|

ABONMARCHE

SECONDARY PLAT
KUERT MINOR SUBDIVISION
BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 33 NORTH, RANGE 2 EAST, CENTER TOWNSHIP, MARSHALL COUNTY, INDIANA

PROJECT

DRAWN BY: CMB
FIELD BOOK:
PM REVIEW: MJR
QA/QC REVIEW:
DATE: 4/12/2019
STAMP: MICHAEL J. ROZYCKI LS20300010 STATE OF INDIANA LAND SURVEYOR

HARD COPY IS LIMITED TO 22"X34" WHICH PLOTTED SCALES INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZE

SCALE: HORZ: 1"=40'

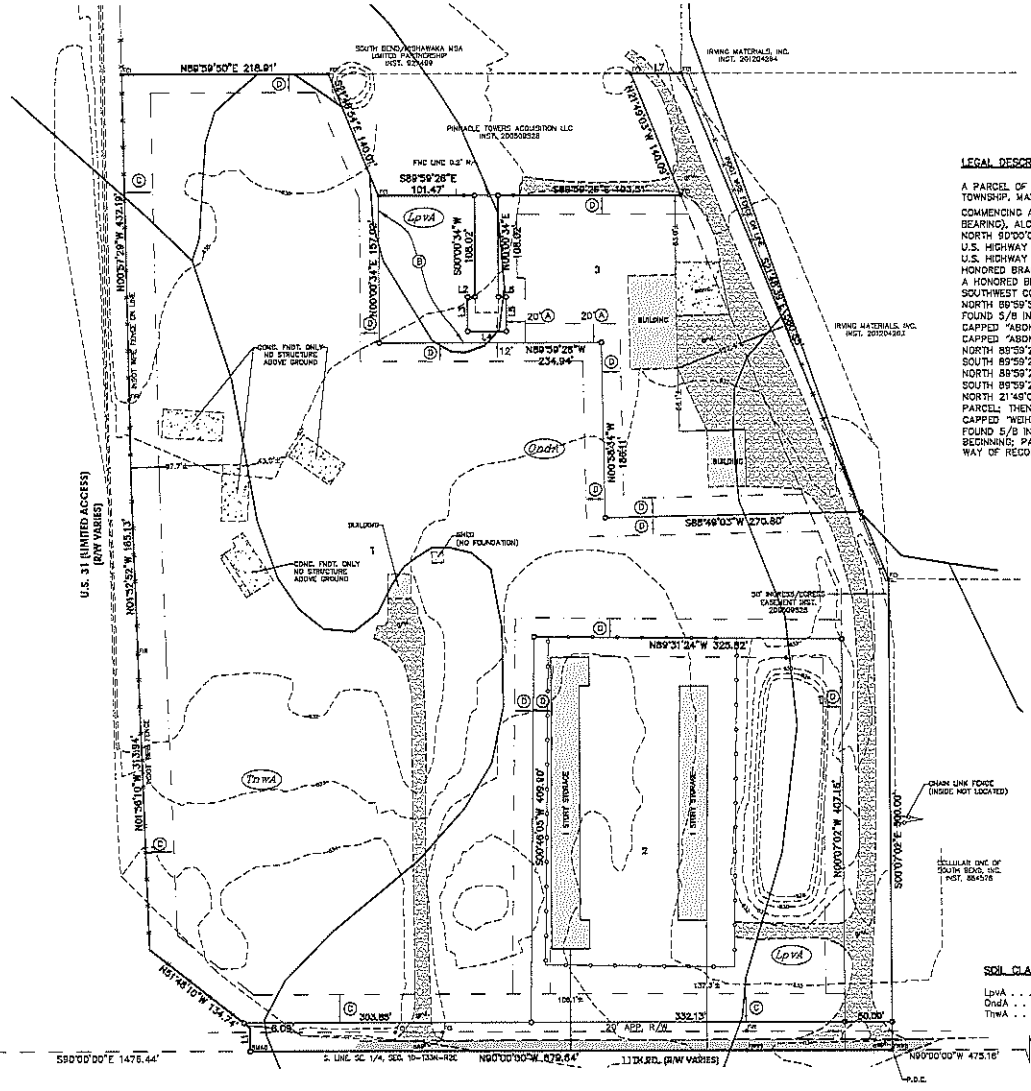
AC JOB #: 19-0358

SHEET NO. 2 OF 2

SEC. 10-T33N-R2E

# KUERT MINOR SUBDIVISION

BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 33 NORTH, RANGE 2 EAST, CENTER TOWNSHIP, MARSHALL COUNTY, INDIANA




| LINE DATA TABLE | | |
|---|---|---|
| LINE # | BEARING | LENGTH |
| L1 | N00°07'00"W | 25.00' |
| L2 | N89°59'26"W | 8.00' |
| L3 | S0°00'34"W | 37.00' |
| L4 | S89°59'26"E | 41.00' |
| L5 | N0°00'34"E | 37.00' |
| L6 | N89°59'26"W | 8.00' |
| L7 | N89°59'50"E | 53.80' |

LEGEND

- FOUND HARR. MON.
- FOUND REBAR
- FOUND CAPPED REBAR
- BRACE POST
- FOUND RAILROAD SPIKE
- ASPHALT
- GRAVEL
- CONCRETE
- I BEAM
- CHAIN LINK FENCE
- WIRE FENCE
- (A) BLDG. SETBACK LINE
- (B) EXISTING SEPTIC SYSTEM (NON-BUILDABLE) SEE NOTE #13.
- (C) 30' BLDG. SETBACK LINE
- (D) 20' BLDG. SETBACK LINE

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTON 10, TOWNSHIP 33 NORTH, RANGE 2 EAST, CENTER TOWNSHIP, MARSHALL COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTH 90°00'00" WEST (RECORD BEARING), ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 475.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 90°00'00" WEST ALONG SAID SOUTH LINE, 679.64 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31; THENCE THE FOLLOWING (5) FIVE COURSES ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 31; (1) THENCE NORTH 00°07'00" WEST, 25.00 FEET; (2) THENCE NORTH 51°48'10" WEST, 134.74 FEET TO A HONORED BRACE POST; (3) THENCE NORTH 01°56'10" WEST, 313.84 FEET; (4) THENCE NORTH 01°52'52" WEST, 165.13 FEET TO A HONORED BRACE POST; (5) THENCE NORTH 00°57'29" WEST 432.19 FEET TO A 5/8 INCH IRON CAPPED "WEHE" AT THE SOUTHWEST CORNER OF THE SOUTH BEND/MISHAWAKA MSA LIMITED PARTNERSHIP PARCEL (INSTRUMENT 927499); THENCE NORTH 89°59'50" EAST ALONG SOUTH LINE OF SAID PARCEL 218.91 FEET; THENCE SOUTH 21°48'54" EAST 140.01 FEET TO A FOUND 5/8 INCH REBAR CAPPED "LS880024"; THENCE SOUTH 89°59'26" EAST, 101.47 FEET TO A SET 5/8 INCH REBAR CAPPED "ABONMARCHE"; THENCE THE FOLLOWING (7) SEVEN COURSES TO SET 5/8 IN REBARS CAPPED "ABONMARCHE"; (1) THENCE SOUTH 00°00'34" WEST, 108.02 FEET; (2) THENCE NORTH 89°59'26" WEST, 8.00 FEET; (3) THENCE SOUTH 00°00'34" WEST, 37.00 FEET; (4) THENCE SOUTH 89°59'26" EAST, 41.00 FEET; (5) THENCE NORTH 00°00'34" EAST, 37.00 FEET; (6) THENCE NORTH 89°59'26" WEST, 8.00 FEET; (7) THENCE NORTH 00°00'34" EAST, 108.02 FEET; THENCE SOUTH 89°59'26" EAST, 193.91 FEET TO A FOUND 5/8 INCH REBAR CAPPED "LS880024"; THENCE NORTH 21°48'03" WEST, 140.09 FEET TO THE SOUTH LINE OF SAID SOUTH BEND/ MISHAWAKA MSA LIMITED PARTNERSHIP PARCEL; THENCE NORTH 89°59'50" EAST ALONG THE SOUTH LINE OF SAID PARCEL, 53.80 FEET TO A FOUND 5/8 INCH REBAR CAPPED "WEHE" AT THE SOUTHEAST CORNER OF SAID PARCEL; THENCE SOUTH 21°48'39" EAST, 580.85 FEET TO A FOUND 5/8 INCH REBAR CAPPED "LS880024"; THENCE SOUTH 00°07'02" EAST, 500.00 FEET TO THE POINT OF BEGINNING; PARCEL CONTAINS 15.47 ACRES, MORE OR LESS, AND SUBJECT TO ALL EASEMENTS, COVENANTS, AND RIGHT OF WAY OF RECORD.

NOTES:

1. AREA OF SUBDIVISION = 15.47± ACRES
   LOT 1 = 10.40± ACRES
   LOT 2 = 3.08± ACRES
   LOT 3 = 2.52± ACRES
   R/W = 0.47± ACRES
2. ALL EASEMENTS THAT ARE INDICATED ON DOCUMENTATION PROVIDED BY THE PROPERTY OWNER AND PREVIOUS RECORDED PLATS ARE SHOWN HEREON.
3. ALL UNMONUMENTED LOT CORNERS SET WITH 5/8 INCH DIAMETER REBAR ROD, 24 INCHES IN LENGTH, CAPPED WITH A PLASTIC, YELLOW MARKER STAMPED "ABONMARCHE FIRM #0050", UNLESS INDICATED OTHERWISE.
4. THERE ARE NO ENCROACHMENTS OF EXISTING PERMANENT STRUCTURES UPON LOT LINES, BUILDING SETBACKS OR EASEMENTS CREATED IN THE PLATTING OF THIS SUBDIVISION.
5. BUILDING SETBACK LINES SHALL CONFORM TO APPLICABLE PROVISIONS OF THE ZONING ORDINANCE.
6. ACCORDING TO THE U.S. DEPARTMENT OF INTERIOR NATIONAL WETLANDS MAPS, THERE ARE NO WETLANDS ON THIS SITE.
11. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA FEDERAL INSURANCE RATE (FIRM) MAPS, THE SUBJECT PROPERTY IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD, MAP PANEL NUMBER 18099C0133D WITH AN EFFECTIVE DATE OF JANUARY 6, 2011.
12. A RULE 12 LAND SURVEY WAS PREPARED BY ABONMARCHE OF THE TRACT AND IS RECORDED UNDER INSTRUMENT NUMBER _____
13. THIS AREA IS NON-BUILDABLE AND INCLUDES AN EXISTING SEPTIC SYSTEM. A 12 FOOT STRIP IS USED TO ACCESS THIS AREA.
14. SOIL BOUNDARIES ARE TRACED AND SOIL CLASSIFICATIONS ARE FROM SOIL SURVEY STAFF, NATURAL RESOURCES CONSERVATION SERVICE, UNITED STATES DEPARTMENT OF AGRICULTURE. WEB SOIL SURVEY. AVAILABLE ONLINE AT THE FOLLOWING LINK: HTTPS://WEBSOILSURVEY.SC.EGOV.USDA.GOV/. ACCESSED APRIL 12, 2019.
15. CONTOURS WERE TRACED FROM THE MARSHALL COUNTY INDIANA GIS WEBSITE THROUGH BEACON SCHNEIDER GEOSPATIAL.
16. LOT 1 WILL BE SERVICED BY AN EXISTING MOUND SEPTIC SERVICE AND FUTURE COMMERCIAL WELL. LOT 2 WILL NOT HAVE SEWER OR WATER SERVICE. LOT 3 WILL BE SERVICED BY AN EXISTING WELL AND SEPTIC SYSTEM.

SOIL CLASSIFICATION:

LpvA . . . . . LINKVILLE SANDY LOAM, 0 TO 1% SLOPES
OndA . . . . . OWDSSO SANDY LOAM, 0 TO 2% SLOPES
TrwA . . . . . TROXEL SILT LOAM, 0 TO 1% SLOPES

GRAPHIC SCALE
( IN FEET )
1 inch = 60 ft.

SURVEYED BY:
ABONMARCHE CONSULTANTS, INC.
750 LINCOLN WAY EAST
SOUTH BEND, IN 46601

OWNER/SUBDIVIDER:
PAUL HUNDT & CHRISTINE HUNDT
11180 11TH ROAD
PLYMOUTH, IN 46563

| NO. | REVISION DESCRIPTION | BY | DATE |
|---|---|---|---|

ABONMARCHE

SUPPORT DATA SHEET
KUERT MINOR SUBDIVISION
BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 33 NORTH, RANGE 2 EAST, CENTER TOWNSHIP, MARSHALL COUNTY, INDIANA

PROJECT:
DRAWN BY: CMB
FIELD BOOK:
PM REVIEW: MJB
QA/QC REVIEW:
DATE: 4/12/2019
SCALE:
MICHAEL J. BOZICH, JR. REGISTERED LS20800018 STATE OF INDIANA LAND SURVEYOR
HARD COPY IS INTENDED TO BE 24"X 36" WHEN PLOTTED. SCALES INDICATED ARE GRAPHIC QUALITY MAY NOT BE ACCURATE OF ANY DIMENSION
SCALE: HORZ: 1"=40'
ACTION #: 19-0358
SHEET NO. 1 of 1

SEC. 10-T33N-R2E

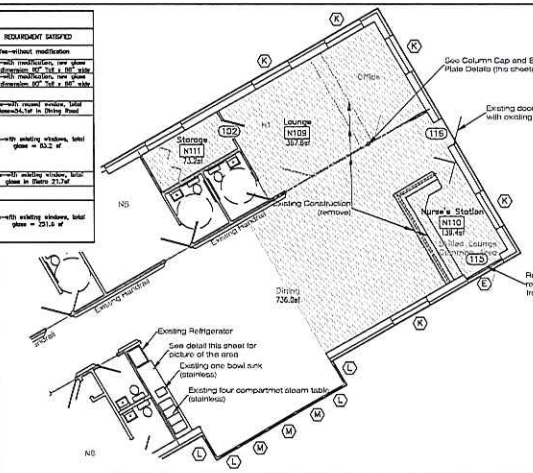
## WINDOW SCHEDULE

| MARK | Details: GLAZING SIZE (W X H) | MATERIALS | ELEV. | FRAME MATERIAL | GLAZING | REMARKS | MARK |
|---|---|---|---|---|---|---|---|
| A | (Top)18'1 X 26'-4 (Bttm) 30"1 X 36'4 | Aluminum/GLASS | A | Aluminum | Clear, Insulated, Ultra Low-E/Argon-double pane | NF Low E4 Sun U=0.30, SHGC=0.29 | A |
| B | 42"1 X 48"4 | Aluminum/GLASS | B | Aluminum | Clear, Insulated, Ultra Low-E/Argon-double pane | NF Low E4 Sun U=0.30, SHGC=0.29 | B |
| C | 43"1 X 68"4 | Aluminum/GLASS | C | Existing | Existing | Existing-no new work | C |
| D | (only)42"1 X 68"4 (modified)60"1 X 68"4 | Aluminum/GLASS | D | Aluminum | Clear, Insulated, Ultra Low-E/Argon-double pane | NF Low E4 Sun U=0.30, SHGC=0.29 | D |
| E | Existing door size 77"1 X 48"4 | Aluminum/GLASS | E | Aluminum | Clear, Insulated, Ultra Low-E/Argon-double pane | NF Low E4 Sun U=0.30, SHGC=0.29 **new window size to be determined by existing dimensions when existing door and frame are removed** | E |
| F | 18"1 X 84"4 | Masonry/Glass | F | None | Clear, Insulated, Ultra Low-E/Argon-double pane | NF Low E4 Sun U=0.30, SHGC=0.29 | F |
| G | 48"1 X 132"4 | Aluminum/GLASS | G | Aluminum | Clear, Insulated, Ultra Low-E/Argon-double pane | NF Low E4 Sun U=0.30, SHGC=0.29 | G |
| H | 46"1 X 84"4 | Aluminum/GLASS | H | Aluminum | Clear, Insulated, Ultra Low-E/Argon-double pane | NF Low E4 Sun U=0.30, SHGC=0.29 | H |
| I | 43"1 X 68"4 | Aluminum/GLASS | Existing | Existing | Existing | Existing-no new work | I |
| J | 41"1 X 36"4 | Aluminum/GLASS | Existing | Existing | Existing | Existing-no new work | J |
| K | 43"1 X 88"4 | Aluminum/GLASS | Existing | Existing | Existing | Existing-no new work | K |
| L | 84"1 X 24"4 | Aluminum/GLASS | Existing | Existing | Existing | Existing-no new work | L |
| M | 88"1 X 42"4 | Aluminum/GLASS | Existing | Existing | Existing | Existing-no new work | M |
| N | 38"1 X 88"4 | Aluminum/GLASS | Existing | Existing | Existing | Existing-no new work | N |
| O | 48"1 X 88"4 | Aluminum/GLASS | Existing | Existing | Existing | Existing-no new work | O |

## NATURAL LIGHT ANALYSIS

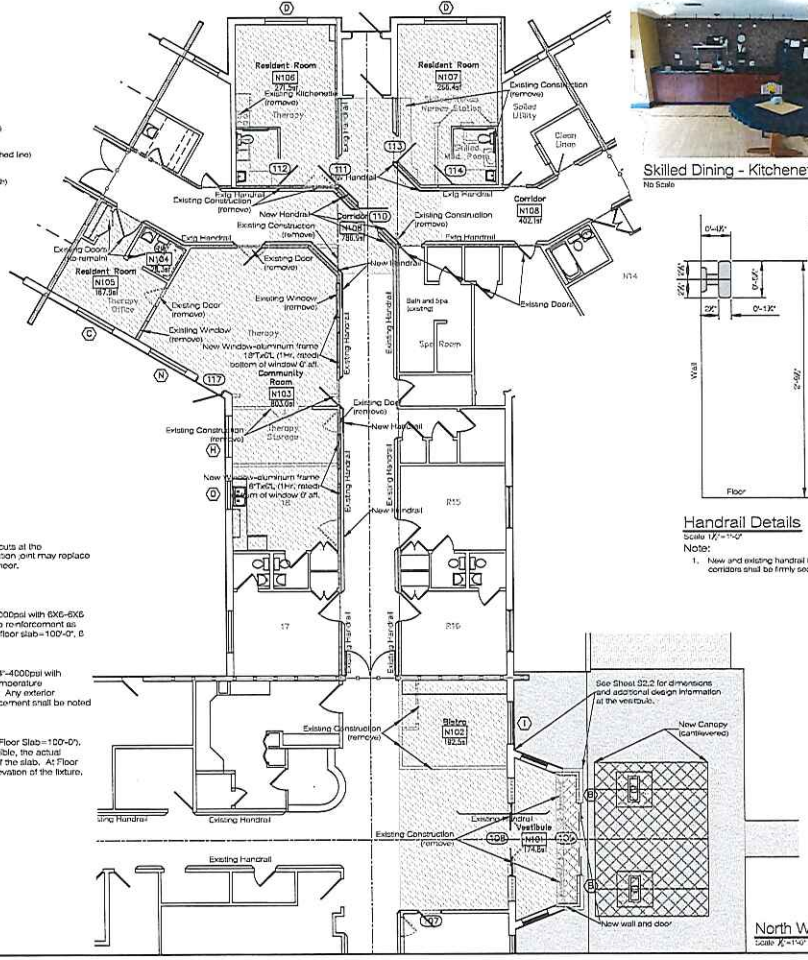
| ROOM | WINDOW MARK | ROOM AREA | GLAZING AREA REQUIRED | GLAZING AREA (existing) | GLAZING AREA (provided) | REQUIREMENT SATISFIED |
|---|---|---|---|---|---|---|
| N105 | E | 190.9 Square Feet | 10% OF 190.9 = 19.1 Square Feet | Exlg. Window = 18.7 sf glass dim. 43"-7w x 84"-4h | Exlg. Window = 18.7 sf | Yes-without modification |
| N106 | E | 271.3 Square Feet | 10% OF 271.3 = 27.1 Square Feet | Exlg. Window = 18.2 sf glass dim. 43"-7 x 84"-4 | Modified Window = 27.3 sf glass dim. 60"-7 x 84"-4 | Yes-with modification, new glass area dimension 60"-7x5 x 84"-4h side |
| N107 | E | 298.4 Square Feet | 10% OF 298.4 = 29.8 Square Feet | Exlg. Window = 18.2 sf glass dim. 43"-7 x 84"-4 | Modified Window = 27.3 sf glass dim. 60"-7 x 84"-4 | Yes-with modification, new glass area dimension 60"-7x5 x 84"-4h side |
| Nurse's Station | E | Exlg. Door to be converted to fixed window (the glass area is not used in natural light analysis | | | | |
| B107 Orchard Dining | E | 432.3 Square Feet | 10% OF 432.3 = 43.2 Square Feet | Exlg. Door = 7.7sf 4" glass dim. 88.67" x 30"W | Proposed Window=36.3sf glass dim. 88.67" x 30"W | Yes-with reused window, total glass=44.1sf in Dining Food |
| N103 | H | 803.0 Square Feet | 10% OF 803.0 = 80.3 Square Feet | New Window = 23.1sf glass dim. 37" x 8.67"W | Exlg Windows = 23.1+25.4+21.7+12.0=83.2 sf | Yes-with existing windows, total glass = 83.2 sf |
| N103 | H | | | Exlg. Window = 25.4sf glass dim. 54"-2 x 84"W | | |
| O103 | G | | | Exlg. Window = 21.7sf glass dim. 43"-7 x 84"W | | |
| O103 | G | | | Exlg. Door = 12.0sf glass dim. 60"-7 x 24"W | | |
| N102 | I | 192.5 Square Feet | 10% OF 192.5 = 19.3 Square Feet | Exlg. Window = 21.7 sf glass dim. 43"-7 x 84"W | Exlg Window = 21.7 sf glass | Yes-with existing window, total glass in Bistro 21.7sf |
| O102 | J | 448.5 Square Feet | | Exlg. Window = 10.8 sf glass dim. 41"-7 x 38"W | | |
| N109 Lounge | K | Skilled Dining & Lounge 1,103.8 Square Feet | 10% OF 1,103.8 = 110.8 Square Feet | Exlg. Window = 21.8 sf 3(total)x21.8=380.9 sf | Exlg Windows = 106.0+80.0+57.0=231.0 sf | Yes-with existing windows, total glass = 231.0 sf |
| Skilled Dining | L | | | Exlg. Windows = 22.0 sf 4(total)x22.0=88 sf | | |
| Skilled Dining | M | | | Exlg. Windows = 19.2 sf 3(total)x19.2=57.6 sf | | |

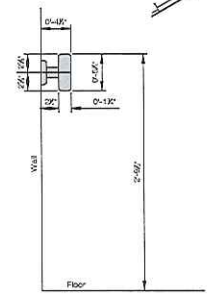
Skilled Dining - Kitchenette
No Scale




## Building Legend

- Existing Building
- Existing Building Area - Renovated
- Existing Building - New walls (shaded)
- Existing Building - Wall removed (dashed line)
- New Addition Construction Area (hatch)
- New Addition-Exterior walls (shaded)
- Rated Wall - 2 Hour
- Rated Wall - 1 Hour



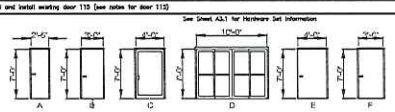




Handrail Details
Scale 1½"=1'-0"
Note:
1. New and existing handrail in corridors shall be firmly secured.

## DOOR SCHEDULE

| MARK | WIDTH | HEIGHT | SWING | DOOR ELEVATION | FRAME ELEVATION | HARDWARE | REMARKS |
|---|---|---|---|---|---|---|---|
| | | | | (see Sheet A3.1) | | | |
| 101 | 3'-0" | 6'-8" | yes | A | HM | Set-11 | 1¾" Wood Door/Hollow Metal Frame |
| 102 | 3'-0" | 6'-8" | yes | B | HM | Set-3 | 1¾" Wood Door/Hollow Metal Frame |
| 103 | 4'-0" | 6'-8" | yes | C | Store Front | Set-5 | Glass/Aluminum |
| 104 | 3'-0" | 6'-8" | yes | B | HM | Set-3 | 20 Minute Rating Wood Door/Metal Frame-Ratingless glazing (20 minute) |
| 105 | 4'-0" | 6'-8" | yes | C | Store Front | Set-3 | Glass/Aluminum |
| 106 | 4'-0" | 6'-8" | yes | C | Store Front | Set-5 | Glass/Aluminum |
| 107 | 3'-0" | 6'-8" | yes | B | HM | Set-3 | 20 Minute Rating Wood Door/Metal Frame-Ratingless glazing (20 minute) |
| 108 | 3'-0" | 6'-8" | SLD | B | Store Front | Set-1 | Glass/Aluminum-(safety glass) |
| 109 | 3'-0" | 6'-8" | SLD | B | Store Front | Set-1 | Glass/Aluminum-(safety glass) |
| 110 | 4'-0" | 6'-8" | yes | E | HM | Set-12 | 20 Minute Rating Wood Door/Metal Frame |
| 111 | 3'-0" | 6'-8" | yes | F | HM | Set-3 | 20 Minute Rating Wood Door/Metal Frame |
| 112 | 3'-0" | 6'-8" | yes | B | HM | Set-3 | 1¾" Wood Door/Hollow Metal Frame |
| 113 | 3'-0" | 6'-8" | yes | F | HM | Set-3 | 20 Minute Rating Wood Door/Metal Frame |
| 114 | 3'-0" | 6'-8" | yes | B | HM | Set-3 | 1¾" Wood Door/Hollow Metal Frame |
| 115 | Remove door 116 and reinstall at 118 location - use existing frame, door and hardware. Install new aluminum frame window (store front) | | | | | | |
| 116 | Remove door 116 and install existing door 115 (see notes for door 115) | | | | | | |

See Sheet A3.1 for Hardware Set Information




Door Elevations
No Scale

## ROOM FINISH SCHEDULE

| MARK | ROOM NAME | WALL FINISH | FLOOR FINISH | BASE FINISH | CEILING FINISH | CEILING HEIGHT | CASEWORK | COUNTERTOPS | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|
| 0101 | Office | PT-1 | VTL-1 | VB-1 | CLS-1 | (existing) | | | |
| 0102 | Fitness | PT-1 | VTL-1 | VB-1 | CLS-1 | (existing drywall @ 8'-0" [2] layers of type "X" ⅝" drywall required verify in field) | | | |
| 0103 | Office | PT-1 | VTL-1 | VB-1 | CLS-1 | (existing) | | | |
| 0104 | Office | PT-1 | VTL-1 | VB-1 | CLS-1 | (existing) | | | |
| 0105 | Office | PT-1 | VTL-1 | VB-1 | CLS-1 | (existing) | | | |
| 0106 | Beauty Shop | PT-2 | PTL-1 | PTL-1 | CLS-1 | (existing drywall-[2] layers of type "X" drywall required verify in field) | | | |
| | | | | | | LAM-2 | LAM-1 | | |
| 0107 | Dining (private) | PT-1 | VTL-1 | VB-1 | CLS-1 | (existing drywall @ 8'-0" [2] layers of type "X" ⅝" drywall required verify in field) | | | |
| 0108 | Therapy | PT-1 | VTL-1 | VB-1 | CLS-1 | 10'-0" (New) 8'-1/(existing) | (existing drywall-[2] layers of type "X" drywall required, verify in field). New drywall [2] layers of type "X" drywall required. | | |
| 0109 | Restroom | PT-1 | VTL-1 | VB-1 | CLS-1 | (existing drywall-[2] layers of type "X" drywall required verify in field) | | | |
| 0110 | Storage | PT-1 | VTL-1 | VB-1 | CLS-1 | (drywall @ 7'-11⅝"-[2] layers of type "X" ⅝" drywall required) | | | |
| N101 | Vestibule | PT-1 | VTL-1 | VB-1 | CLS-1 | (existing) 8'-0" | | | |
| N102 | Bistro | PT-1 | VTL-1 | VB-1 | CLS-1 | (existing) 8'-0" | | | |
| N103 | Community Room | PT-2 | PTL-1 | PTL-1 | CLG-1 | (existing) 8'-0" | LAM-2 | LAM-1 | |
| N104 | Resident Bathroom | (existing bathroom-no work this area-clean and refurbish) | | | | | | | |
| N105 | Resident Room | PT-1 | VCT-1 | VB-1 | CLS-1 | (existing) 8'-0" | | | |
| N106 | Resident Room | PT-1 | VCT-1 | VB-1 | CLS-1 | (existing) 8'-0" | | | |
| N107 | Resident Room | PT-1 | VCT-1 | VB-1 | CLS-1 | (existing) 8'-0" | | | |
| N108 | Corridor | PT-1 | VCT-1 | VB-1 | CLS-1 | (existing) | | | |
| N109 | xxx | PT-1 | VCT-1 | VB-1 | CLS-1 | (existing) | | | |
| N110 | Nurse's Station | PT-1 | VCT-1 | VB-1 | CLS-1 | (existing) | | | |
| N111 | Storage | PT-1 | VCT-1 | VB-1 | CLS-1 | (existing drywall @ 8'-0" [2] layers of type "X" ⅝" drywall required verify in field) | | | |

Notes:
All finish to be class "A" rated w/ FSR equal to 0-25

## Legend-Concrete Floor

Saw cut slab ¼ slab thickness. Locate saw cuts at the approximate locations indicated. A construction joint may replace a saw cut with the prior approval of the Engineer. See "Building Concrete Notes" Note 10.

Footing below floor.

All Concrete Floor construction shall be 4"-4000psi with 6X6-6X6 welded wire mesh or equivalent temperature reinforcement as approved by the Engineer. Top elevation of floor slab=100'-0", 6 mil. vapor barrier under slab.

Exterior concrete slab construction shall be 4"-4000psi with 6X6-6X6 welded wire mesh or equivalent temperature reinforcement as approved by the Engineer. Any exterior concrete with a different thickness or reinforcement shall be noted on this plan and/or on a Site Plan.

xxx'-xx" Required Point Slab Elevations (Elevation of Floor Slab=100'-0"). Point Slab Elevations are displayed to be legible, the actual elevation is (located) at the edge or corner of the slab. At Floor Drains the Point Slab Elevation is the Rim Elevation of the fixture.

North Wing Building Remodel-Plymouth, IN.
Scale ¼"=1'-0"

Miller's Health Systems, Inc.

Douglas A. McComb, Inc.
PROFESSIONAL ENGINEER
15510 Lima Road, P.O. Box 503, Huntertown, IN. 46748
Fax: 260-637-5551 Phone: 260-637-5551
Email: doug@doug@mccomb.com

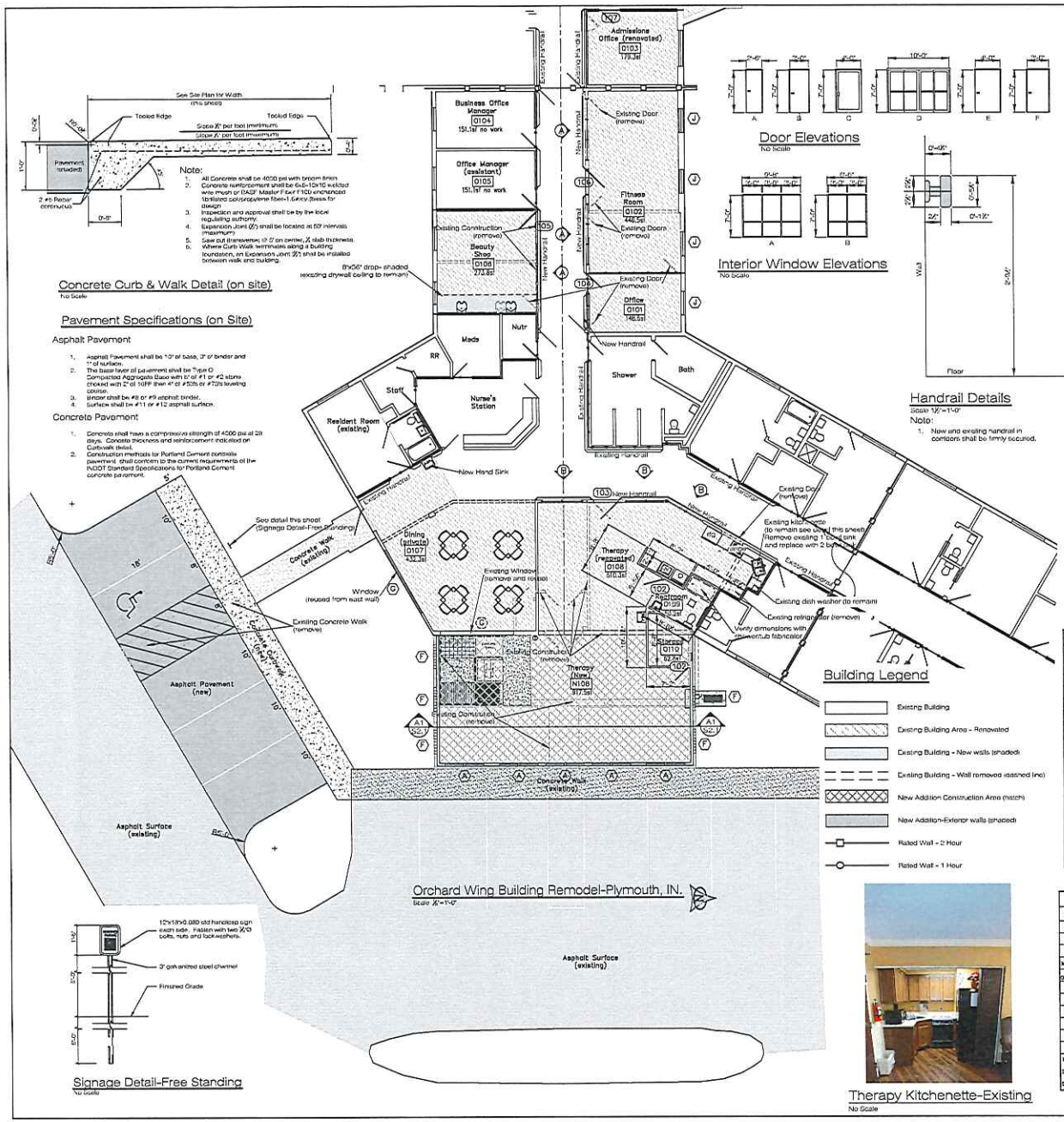
North Wing—Floorplan and Site

Miller's Merry Manor
Building Addition & Renovation
635 Oakhill Plymouth, Indiana 46563

| DATE: 2017.02-21 | DRAWN BY: dsmc |
|---|---|
| SCALE: 1/8"=1'-0" | REVIEWED BY: dsmc |
| JOB NO. 9532N | |

A2.2

F:\95 PROJECTS\9532N\2018\sheet\A22.dwg 4/20/2019 4:44:44 PM, DWG to PDF.pc3, 1:96




## Concrete Curb & Walk Detail (on site)

No Scale

Note:

1. All Concrete shall be 4000 psi with broom finish
2. Concrete reinforcement shall be 6x6-10x10 welded wire mesh or BASF Master Fiber F150 enhanced fibrillated polypropylene fiber-1 bag/bag for design
3. Inspection and approval shall be by the local regulating authority.
4. Expansion Joint (E) shall be located at 50' intervals (maximum)
5. Saw cut (transverse) (C) on center, (L) slab thickness.
6. Where Curb Walk terminates along a Building foundation, an Expansion Joint (E) shall be installed between walk and building.

## Pavement Specifications (on Site)

### Asphalt Pavement

1. Asphalt Pavement shall be 1.0" of base, 3" of binder and 1" of surface.
2. The base layer of pavement shall be Type C Compacted Aggregate Base with 6" of #1 or #2 stone choked with 2" of 10FF then 4" of #53s or #73s leveling course.
3. Binder shall be #8 or #9 asphalt binder.
4. Surface shall be #11 or #12 asphalt surface.

### Concrete Pavement

1. Concrete shall have a compressive strength of 4000 psi at 28 days. Concrete thickness and reinforcement indicated on Curb/walk detail.
2. Construction methods for Portland Cement pavement shall conform to the current requirements of the INDOT Standard Specifications for Portland Cement concrete pavement.

## Signage Detail-Free Standing

No Scale

## Door Elevations

No Scale

## Interior Window Elevations

No Scale

## Handrail Details

Scale 1/2"=1'-0"

Note:

1. New and existing handrail in corridors shall be firmly secured.

## Building Legend

- Existing Building
- Existing Building Area - Renovated
- Existing Building - New walls (shaded)
- Existing Building - Wall removed (dashed line)
- New Addition Construction Area (hatch)
- New Addition-Exterior walls (shaded)
- Rated Wall - 2 Hour
- Rated Wall - 1 Hour



## Therapy Kitchenette-Existing

No Scale

## DOOR SCHEDULE

| MARK | WIDTH | HEIGHT | SWING | DOOR ELEVATION | FRAME ELEVATION | HARDWARE | REMARKS |
|---|---|---|---|---|---|---|---|
| | | | | | | (see Sheet A3.1) | |
| 101 | 2'-0" | 6'-8" | yes | A | HM | Set-11 | 1¾" Wood Door/Hollow Metal Frame |
| 102 | 3'-0" | 6'-8" | yes | B | HM | Set-3 | 1¾" Wood Door/Hollow Metal Frame |
| 103 | 4'-0" | 6'-8" | yes | C | Store Front | Set-3 | Glass/Aluminum |
| 104 | 3'-0" | 6'-8" | yes | B | HM | Set-3 | 20 Minute Rating Wood Door/Metal Frame-Keraglass glazing (20 minute) |
| 105 | 4'-0" | 6'-8" | yes | C | Store Front | Set-3 | Glass/Aluminum |
| 106 | 4'-0" | 6'-8" | yes | C | Store Front | Set-3 | Glass/Aluminum |
| 107 | 3'-0" | 6'-8" | yes | B | HM | Set-3 | 20 Minute Rating Wood Door/Metal Frame-Keraglass glazing (20 minute) |
| 108 | 3'-0" | 6'-8" | SLD | D | Store Front | Set-1 | Glass/Aluminum-(safety glass) |
| 109 | 3'-0" | 6'-8" | SLD | D | Store Front | Set-1 | Glass/Aluminum-(safety glass) |
| 110 | 4'-0" | 6'-8" | yes | E | HM | Set-12 | 20 Minute Rating Wood Door/Metal Frame |
| 111 | 3'-0" | 6'-8" | yes | F | HM | Set-3 | 20 Minute Rating Wood Door/Metal Frame |
| 112 | 3'-0" | 6'-8" | yes | B | HM | Set-3 | 1¾" Wood Door/Hollow Metal Frame |
| 113 | 3'-0" | 6'-8" | yes | F | HM | Set-3 | 20 Minute Rating Wood Door/Metal Frame |
| 114 | 3'-0" | 6'-8" | yes | B | HM | Set-3 | 1¾" Wood Door/Hollow Metal Frame |
| 115 | Remove door 115 and reinstall at 116 location - use existing frame, door and hardware. Install new aluminum frame window (store front) | | | | | | |
| 118 | Remove door 118 and install existing door 113 (see notes for door 113) | | | | | | |

See Sheet A3.1 for Hardware Set information

## ROOM FINISH SCHEDULE

| MARK | ROOM NAME | WALL FINISH | FLOOR FINISH | BASE FINISH | CEILING FINISH | CEILING HEIGHT | CASEWORK | COUNTERTOPS | COMMENTS |
|---|---|---|---|---|---|---|---|---|---|
| D101 | Office | PT-1 | VTL-1 | VB-1 | CL3-1 | (existing) | | | |
| D102 | Fitness | PT-1 | VTL-1 | VB-1 | CL3-1 | (existing drywall @ 8'-0" [2] layers of type "X" ⅝" drywall required verify in field) | | | |
| D103 | Office | PT-1 | VTL-1 | VB-1 | CL3-1 | (existing) | | | |
| D104 | Office | PT-1 | VTL-1 | VB-1 | CL3-1 | (existing) | | | |
| D105 | Office | PT-1 | VTL-1 | VB-1 | CL3-1 | (existing) | | | |
| D106 | Beauty Shop | PT-8 | PTL-1 | PTL-1 | CL3-1 | (existing drywall-[2] layers of type "X" drywall required verify in field) | LAM-2 | LAM-1 | |
| D107 | Dining (private) | PT-1 | VTL-1 | VB-1 | CL3-1 | (existing drywall @ 8'-0" [2] layers of type "X" ⅝" drywall required verify in field) | | | |
| D108 | Therapy | PT-1 | VTL-1 | VB-1 | CL2-1 | 10'-0" (New) 8'+/-(existing) | (existing drywall-[2] layers of type "X" drywall required verify in field). New drywall [2] layers of type "X" drywall required | | |
| D109 | Restroom | PT-1 | VTL-1 | VB-1 | CL2-1 | (existing drywall-[2] layers of type "X" drywall required verify in field) | | | |
| D110 | Storage | PT-1 | VTL-1 | VB-1 | CL2-1 | (drywall @ 7'-11½"-[2] layers of type "X" ⅝" drywall required) | | | |
| N101 | Vestibule | PT-1 | VTL-1 | VB-1 | CL3-1 | (existing) 8'-0" | | | |
| N102 | Entry | PT-1 | VTL-1 | VB-1 | CL3-1 | (existing) 8'-0" | | | |
| N103 | Community Room | PT-8 | PTL-1 | PTL-1 | CL3-1 | (existing) 8'-0" | LAM-2 | LAM-1 | |
| N104 | Resident Bathroom | (existing bathroom-no work this area-clean and refurbish) | | | | | | | |
| N105 | Resident Room | PT-1 | VCT-1 | VB-1 | CL3-1 | (existing) 8'-0" | | | |
| N106 | Resident Room | PT-1 | VCT-1 | VB-1 | CL3-1 | (existing) 8'-0" | | | |
| N107 | Resident Room | PT-1 | VCT-1 | VB-1 | CL3-1 | (existing) 8'-0" | | | |
| N108 | Corridor | PT-1 | VCT-1 | VB-1 | CL3-1 | (existing) | | | |
| N109 | xxx | PT-1 | VCT-1 | VB-1 | CL3-1 | (existing) | | | |
| N110 | Nurse's Station | PT-1 | VCT-1 | VB-1 | CL3-1 | (existing) | | | |
| N111 | Storage | PT-1 | VCT-1 | VB-1 | CL3-1 | (existing drywall @ 8'-0" [2] layers of type "X" ⅝" drywall required verify in field) | | | |

Note:
All finish to be class "A" rated w/ FSR equal to 0-25

## WINDOW SCHEDULE

| MARK | Details: GLAZING SIZE (W X H) | MATERIALS | ELEV. | FRAME MATERIAL | GLAZING | REMARKS | MARK |
|---|---|---|---|---|---|---|---|
| A | (Typ)18'-1 X 38'-9 (Min) 80" X 38"x | Aluminum/GLASS | A | Aluminum | Clear, Insulated, Ultra Low-E/Argon-double pane | HP Low DA Sun U=0.30, SHGC=0.29 | A |
| B | 48" X 48"x | Aluminum/GLASS | B | Aluminum | Clear, Insulated, Ultra Low-E/Argon-double pane | HP Low DA Sun U=0.30, SHGC=0.29 | B |
| C | 43" X 88"x | Aluminum/GLASS | C | Existing | Existing | Existing-no new work | C |
| D | (min)42" X 96"x (max)96"(96") X 96"x | Aluminum/GLASS | D | Aluminum | Clear, Insulated, Ultra Low-E/Argon-double pane | HP Low DA Sun U=0.30, SHGC=0.29 | D |
| E | Existing door size 22" X 48"x | Aluminum/GLASS | E | Aluminum | Clear, Insulated, Ultra Low-E/Argon-double pane | HP Low DA Sun U=0.30, SHGC=0.29 | E |
| F | 18" X 64"x | Masonry/Glass | F | None | Clear, Insulated, Ultra Low-E/Argon-double pane | HP Low DA Sun U=0.30, SHGC=0.29 | F |
| G | 48" X 132"x | Aluminum/GLASS | G | Aluminum | Clear, Insulated, Ultra Low-E/Argon-double pane | HP Low DA Sun U=0.30, SHGC=0.29 | G |
| H | 44" X 94"x | Aluminum/GLASS | H | Aluminum | Clear, Insulated, Ultra Low-E/Argon-double pane | HP Low DA Sun U=0.30, SHGC=0.29 | H |
| I | 48" X 82"x | Aluminum/GLASS | Existing | Existing | Existing | Existing-no new work | I |
| J | 41" X 38"x | Aluminum/GLASS | Existing | Existing | Existing | Existing-no new work | J |
| K | 45" X 88"x | Aluminum/GLASS | Existing | Existing | Existing | Existing-no new work | K |
| L | 88" X 24"x | Aluminum/GLASS | Existing | Existing | Existing | Existing-no new work | L |
| M | 88" X 42"x | Aluminum/GLASS | Existing | Existing | Existing | Existing-no new work | M |
| N | 36" X 88"x | Aluminum/GLASS | Existing | Existing | Existing | Existing-no new work | N |
| O | 46" X 88"x | Aluminum/GLASS | Existing | Existing | Existing | Existing-no new work | O |

## NATURAL LIGHT ANALYSIS

| ROOM | WINDOW MARK | ROOM AREA | GLAZING AREA REQUIRED | GLAZING AREA (existing) | GLAZING AREA (provided) | REQUIREMENT SATISFIED |
|---|---|---|---|---|---|---|
| N105 | (L) | 180.9 Square Feet | 10% OF 180.9 = 18.1 Square Feet | Exlg. Window = 19.7 sf glass dim. 43"_Inst_X 88" | Exlg. Window = 19.7 sf | Yes-without modification |
| N106 | (D) | 271.0 Square Feet | 10% OF 271.0 = 27.1 Square Feet | Exlg. Window = 19.2 sf glass dim. 42"_X 88"x | Modified Window = 27.5 sf glass dim. 60"_X 88"x | Yes-with modification, new glass area dimension 60" Inst x 88" side |
| N107 | (D) | 258.4 Square Feet | 10% OF 258.4 = 26.0 Square Feet | Exlg. Window = 19.2 sf glass dim. 42"_X 88"x | Modified Window = 27.5 sf glass dim. 60"_X 88"x | Yes-with modification, new glass area dimension 60" Inst x 88" side |
| Nurse's Station (N) | | Exlg. Door to be converted to fixed window (this glass area is not used in natural light analysis | | | | |
| S107 Orchard_Dining (G) | | 432.3 Square Feet | 10% OF 432.3 = 43.2 Square Feet | Exlg. Door = 17.3 sf glass dim. 66.5"_x 30"x | Reused Window=36.6sf glass dim.72"x 73.5" x 30"x | Yes-with reused window, total glass=24.1sf in Dining Area |
| N103 (H) | | 803.0 Square Feet | 10% OF 803.0 = 80.3 Square Feet | New Window = 23.1sf glass dim. 52" X 64"x | Exlg Window = 23.1+28.4+21.7+12.0=85.2 sf | Yes-with existing windows, total glass = 85.2 sf |
| N103 (H) | | | | Exlg. Window = 28.4sf glass dim. 50" X 68"x | | |
| G103 (H) | | | | Exlg. Window = 21.7sf glass dim. 48" X 68"x | | |
| G103 (H) | | | | Exlg. Door = 12.0sf glass dim. 60" X 20"x | | |
| N102 (I) | | 192.5 Square Feet | 10% OF 192.5 = 19.3 Square Feet | Exlg. Window = 21.7 sf glass dim. 48" X 68"x | Exlg Window = 21.7 sf glass | Yes-with existing window, total glass in Room 21.7sf |
| G102 (J) | | 448.0 Square Feet | | Exlg. Window = 10.0 sf glass dim. 41" X 30"x | | |
| N109 Lounge (K) | | Skilled Dining & Lounge 1,103.8 Square Feet | 10% OF 1,103.8 = 110.8 Square Feet | Exlg. Windows = 21.2 sf N:Side(W)21.2=106.0 sf | Exlg Windows = 106.0+60.0+37.5=203.5 sf | Yes-with existing windows, total glass = 203.5 sf |
| Skilled Dining (L) | | | | Exlg. Windows = 60.0 sf N:Side(E)60.0=60 sf | | |
| Skilled Dining (M) | | | | Exlg. Windows = 19.2 sf N:Side(E)19.2=37.5 sf | | |


Douglas A. McComb, Inc.
PROFESSIONAL ENGINEER
15610 Lima Road, P.O. Box 503, Huntertown, IN 46748
Fax: 260-637-5551 Phone: 260-637-5551
Email: doug@douglasmccomb.com

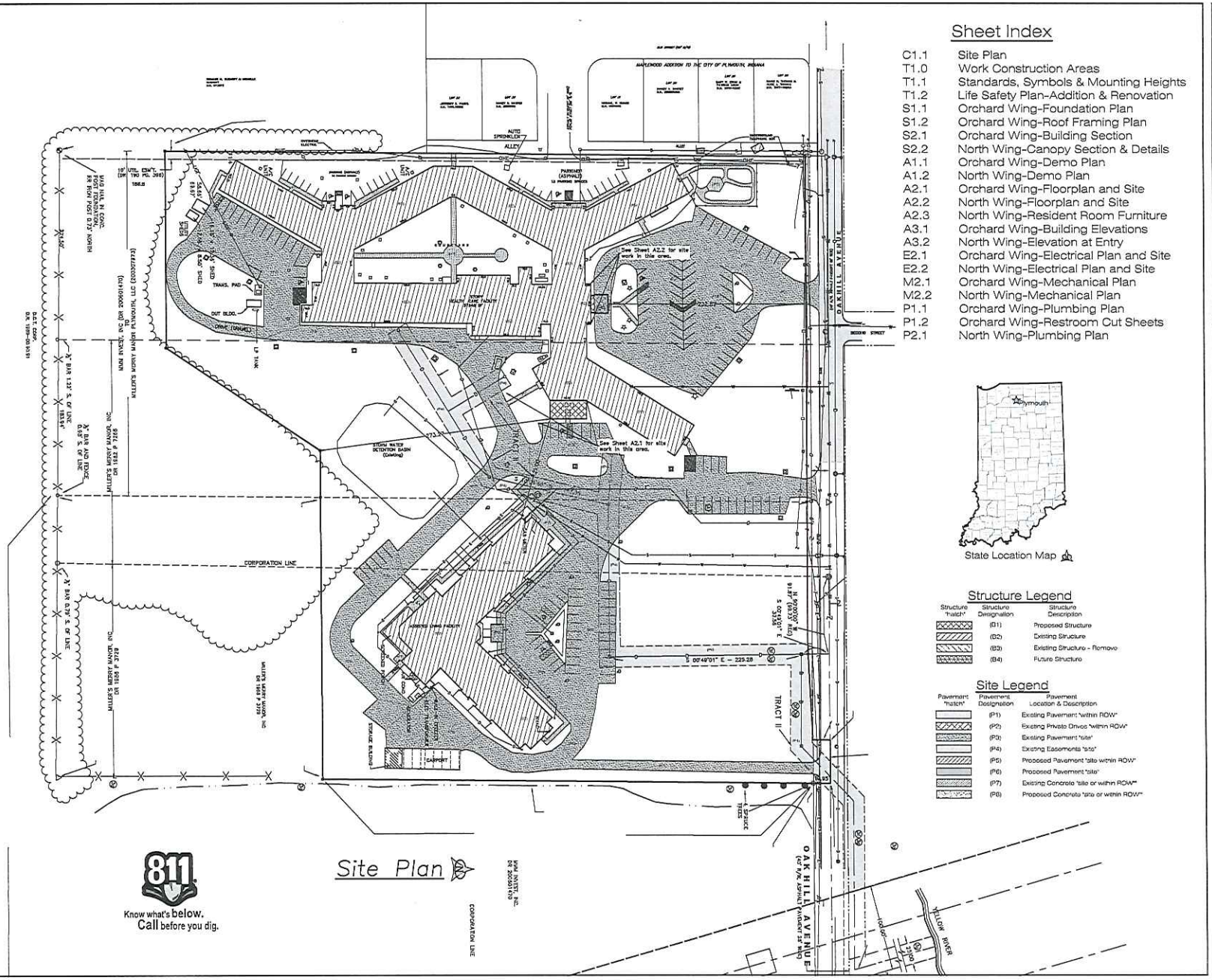

Orchard Wing–Floorplan and Site

Miller's Merry Manor
Building Addition & Renovation
635 Oakhill Plymouth, Indiana 46563

| DATE: | DRAWN BY: |
|---|---|
| 2017.02-21 | dsmc |
| SCALE: | REVISED BY: |
| 1/8"=1'-0" | dsmc |
| JOB NO. | 163X |

A2.1

FILE: F:\DOCS\TS\53\2016\phase\v21.dwg 4/20/2019 4:50:02 PM, DWG To PDF.pc3, 1:96




## Sheet Index


| | |
|---|---|
| C1.1 | Site Plan |
| T1.0 | Work Construction Areas |
| T1.1 | Standards, Symbols & Mounting Heights |
| T1.2 | Life Safety Plan-Addition & Renovation |
| S1.1 | Orchard Wing-Foundation Plan |
| S1.2 | Orchard Wing-Roof Framing Plan |
| S2.1 | Orchard Wing-Building Section |
| S2.2 | North Wing-Canopy Section & Details |
| A1.1 | Orchard Wing-Demo Plan |
| A1.2 | North Wing-Demo Plan |
| A2.1 | Orchard Wing-Floorplan and Site |
| A2.2 | North Wing-Floorplan and Site |
| A2.3 | North Wing-Resident Room Furniture |
| A3.1 | Orchard Wing-Building Elevations |
| A3.2 | North Wing-Elevation at Entry |
| E2.1 | Orchard Wing-Electrical Plan and Site |
| E2.2 | North Wing-Electrical Plan and Site |
| M2.1 | Orchard Wing-Mechanical Plan |
| M2.2 | North Wing-Mechanical Plan |
| P1.1 | Orchard Wing-Plumbing Plan |
| P1.2 | Orchard Wing-Restroom Cut Sheets |
| P2.1 | North Wing-Plumbing Plan |





State Location Map

## Structure Legend

| Structure "hatch" | Structure Designation | Structure Description |
|---|---|---|
| | (B1) | Proposed Structure |
| | (B2) | Existing Structure |
| | (B3) | Existing Structure - Remove |
| | (B4) | Future Structure |

## Site Legend

| Pavement "hatch" | Pavement Designation | Pavement Location & Description |
|---|---|---|
| | (P1) | Existing Pavement "within ROW" |
| | (P2) | Existing Private Drives "within ROW" |
| | (P3) | Existing Pavement "site" |
| | (P4) | Existing Easements "site" |
| | (P5) | Proposed Pavement "site within ROW" |
| | (P6) | Proposed Pavement "site" |
| | (P7) | Existing Concrete "site or within ROW" |
| | (P8) | Proposed Concrete "site or within ROW" |

Miller's Health Systems, Inc.

Douglas A. McComb, Inc.
PROFESSIONAL ENGINEER
15610 Lima Road, P.O. Box 503, Huntertown, IN 46748
Fax: 260-637-5551 Phone: 260-637-5551
Email: doug@douglasmccomb.com

Site Plan

Miller's Merry Manor
Building Addition & Renovation
635 Oakhill Plymouth, Indiana 46563

| DATE: | DRAWN BY: |
|---|---|
| 2017.02-01 | dame |
| SCALE: | CHECKED BY: |
| 1"=50' | dame |
| JOB NO. 9532N | |

C1.1

F:\95 FROJECTS\9532N\2016\Shed\C11.dwg 5/6/2013 10:01:00 AM DWG To PDF.pc3 1:50