

St. Joseph County VA Clinic

BOUNDARY SURVEY DATA

CURVE	ARC LTH.	RADIUS	CHD. LTH.	CHD. BRG.
C14	296.94'	440.00'	291.33'	S70°30'19"W

LINE	BEARING	DISTANCE
L4	N04°34'39"E	49.53'
L5	N53°46'51"E	99.56'
L6	S63°55'48"E	17.61'
L7	N76°33'40"E	13.12'
L8	N00°36'51"W	5.53'

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STAFF LOT PARKING SUMMARY
138 Standard Spaces
7 ADA Spaces (Inc. 1 Van Accessible)
10 Gov't. Spaces
155 Total Spaces

Approximate Area
for Location of
Conexes (fenced,
gated employee
parking lot, near the
Logistics
Warehouse).

LEGEND:

- # Number of Parking Stalls
- (2) A.D.A. Ramp
- (3) A.D.A. Van Accessible Parking Stall
- (13) Concrete Curb
- (14) Integral Concrete Curb
- (F) Concrete Sidewalk, 4" Thick
- (I) International Symbol of Accessibility, Painted White
- (22) Mountable Concrete Curb
- (S1) EN-10.01 (R1-1), Stop, 30"x30"
- (S2) PL-12.04A, Handicap Parking Only, 12"x18"
- (S3) PL-12.04C, Handicap Parking Van Accessible, 12"x18"
- (S4) PL-12.05, Handicap Parking Only (Double Arrow), 24"x24"
- (S5) EN-10.09 (W11-2), Pedestrian Crossing, 24"x24"
- (S6) EN-10.04 (R2-1), Speed Limit, 15 MPH, 24"x30"

FEMA FLOOD HAZARD AREA ZONE AE

Fence (Refer to Landscape Plans for Details)

LAND COVERAGE SUMMARY:

Proposed Land Coverage	Area (acres)	Percentage
Building (& Under Roof)	2.32	15.6%
Parking, Drives, Sidewalks	6.10	41.0%
Lawn, Natural	6.10	41.0%
Surface Water	0.35	2.4%
Total	14.87	100%

PARKING SUMMARY:

Parking Required: 4 Spaces per 1,000 SF Gross Floor Area
(Per Mishawaka Ordinance, Section 137-485 (7.a.) (8).)

Parking Required: 524
(Per VA Clinic "Solicitation For Offers" Design Narrative)

Parking Required: 4 x (88,109 SF / 1,000 SF) = 4 x 71.5 = 353 Spaces
(Per Ordinance)

Parking Provided: 472 Standard Spaces
10 Motorcycle Spaces
53 ADA Spaces (Includes 9 Van Accessible)

Total Provided: 535 Spaces

All Spaces are 9.5' x 19' (180.5 SF)

PAVEMENT AND HARDSCAPE SPECIFICATIONS:

- (K2) **HEAVY DUTY PAVEMENT SECTION**
2" HMA Surface (220 lbs/syd)
3" HMA Base (330 lbs/syd)
6" Compacted Aggregate or Recycled Concrete Base #53
- (K1) **PARKING LOT PAVEMENT SECTION**
1 1/2" HMA Surface (165 lbs/syd)
2" HMA Base (220 lbs/syd)
6" Compacted Aggregate or Recycled Concrete Base #53
- (C) **CONCRETE DUMPSTER PAD**
6" Class "A" Concrete with 6" x 6" x W2.9 welded wire mesh
6" Compacted Aggregate or Recycled Concrete Base #53
Light Broom Finish Perpendicular to Traffic Direction
Sawcut Joints, 2" Deep, Install Silicon Joint Sealant
- (C2) **CONCRETE APPROACH (PER CITY STANDARDS)**
8" Class "A" Concrete
6" Compacted Aggregate or Recycled Concrete Base #53
Light Broom Finish Perpendicular to Traffic Direction
Sawcut Joints, 2" Deep, Install Silicon Joint Sealant

FENCE AND GATE SPECIFICATIONS:

- Perimeter Fence, an 8' Tall, Ornamental Aluminum Fence with Vertical Pickets (Refer to Landscape Plans for Details)
- Sliding Gate (Vehicle) (Refer to Landscape Plans for Details)
- Pedestrian Swing Gate, Minimum 48" Clear Width with Self-closers (Refer to Landscape Plans for Details)

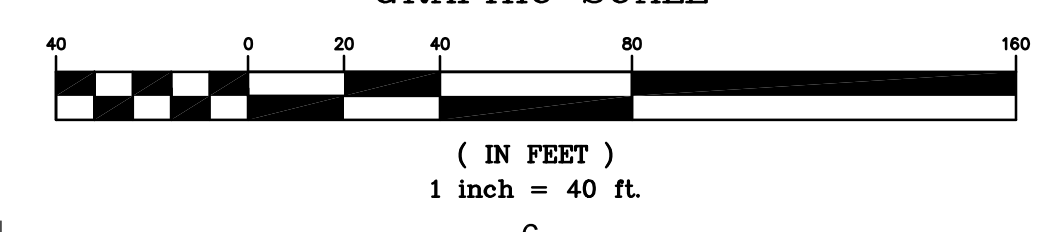
NOTES:

- Unless otherwise noted, all materials and specifications shall conform to State of Indiana Department of Transportation Specifications (2014).
- All landscaping, lighting, and Signage shall be consistent with "Edison Lakes Design Guidelines and Mishawaka Code of Ordinances".
- Automatic landscape irrigation shall be installed per specific requirements of "Edison Lakes Design Guidelines".
- (*) Building/Parking Setbacks shown are per "Edison Lakes Design Guidelines" (See Sheet C2.0 for more setback information).
- All drive-aisles within parking areas are 24' wide and allow for two-directional traffic flow. All visitor drop-off areas are one-way only. (Refer to Landscape Plans for directional sign details).
- Speed Limits will be provided by the VA to the Developer. Speed Limits shall be marked on the pavement per Amendment No. 4.5.2.6C.

REFERENCES:

- MKC Plans dated: 01-04-16
- The EDGE Group Plans dated: 01-04-16
- Geotechnical Report by Earth Exploration, Inc., dated: 10-01-15

GRAPHIC SCALE



100% CONSTRUCTION DOCUMENTS

ARCHITECTS

www.mkcinch.com

DEVELOPER / OFFEROR

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VA ST. JOSEPH
COUNTY CBOC

MISHAWAKA, INDIANA

U.S. Department
of Veterans Affairs

SFO: VA-101-12-I-0063

10/29/2015

ISSUED: APRIL 20, 2016

06/03/16 Revised Signage & East Entrance
7/15/16 Addendum 1

C-3.0
Site Layout Plan

MKC JOB #: 15-089

To Carew St.

GSA Vehicle Parking

LOT F

LOT G

LOT E

LOT H

LOT I

LOT D

LOT C

LOT B

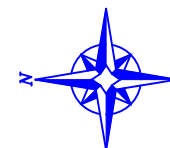
LOT A

RANDALLIA DRIVE

LAKE AVENUE

Locations of the 3 red arrows on this drawing show approximate possible locations on VA Property where Conexes will be planned to be placed.

Fort Wayne VA Medical Center



VA-Medical Center
Ft. Wayne, IN

SCALE: 1/64" = 1'-0"

0 20' 50' 75' 100' 150' 250'

