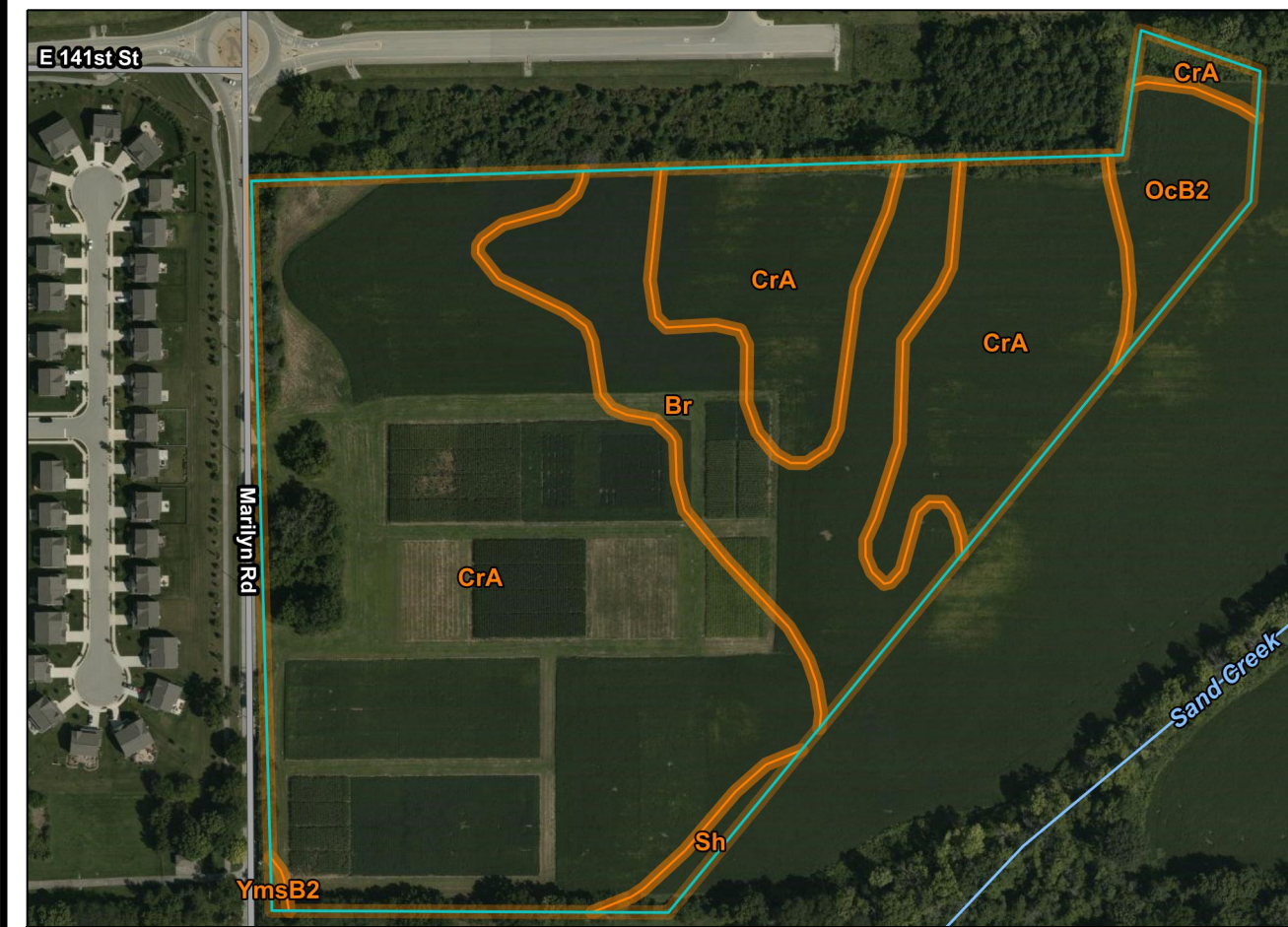


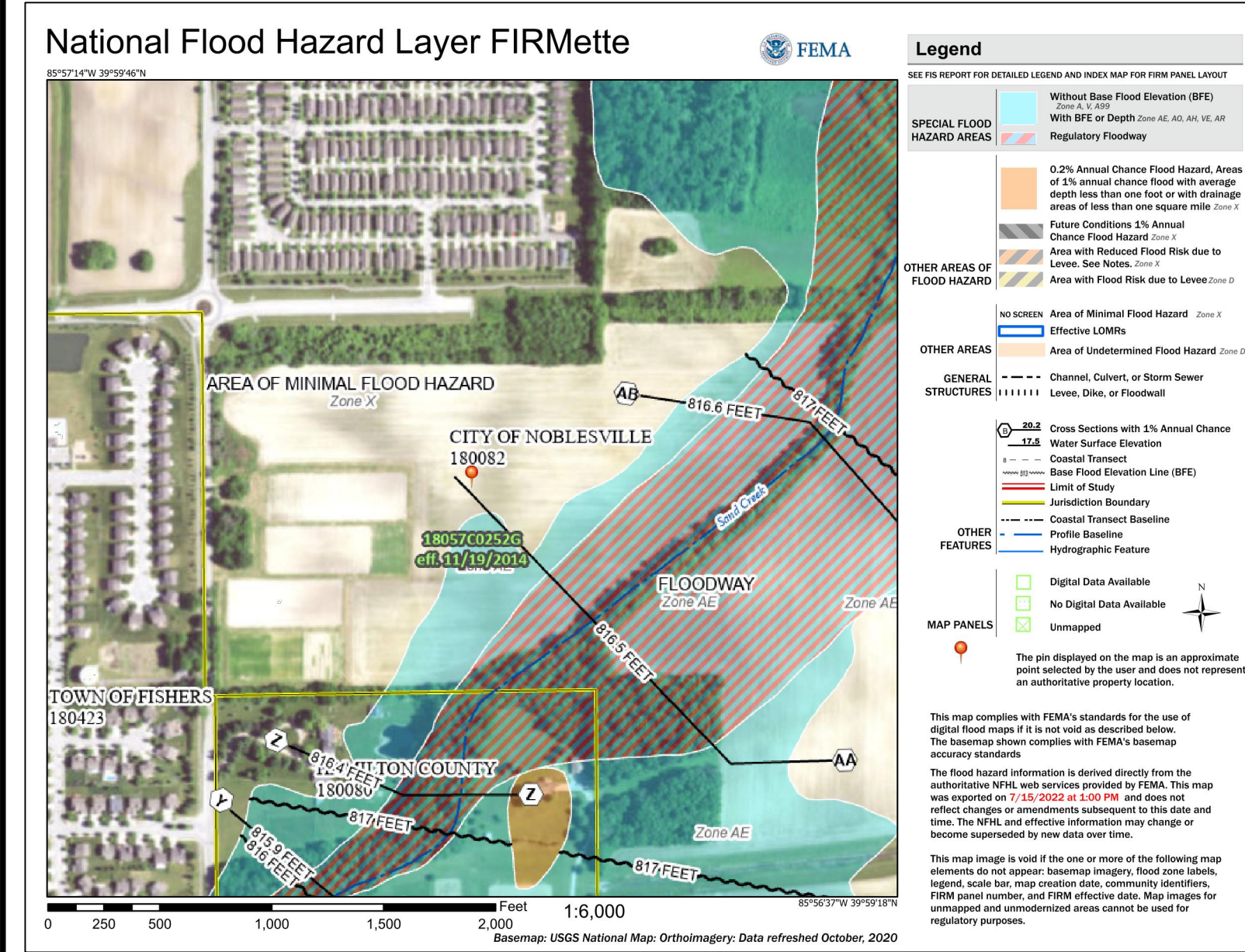
SOILS MAP:



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	5.1	17.3%
CrA	Croesby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	22.6	77.1%
OcB2	Ockley silt loam, 2 to 6 percent slopes, eroded	1.3	4.5%
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.3	1.1%
YmsB2	Miami silt loam-Urban land complex, 2 to 6 percent slopes, eroded	0.0	0.1%
Totals for Area of Interest		29.3	100.0%

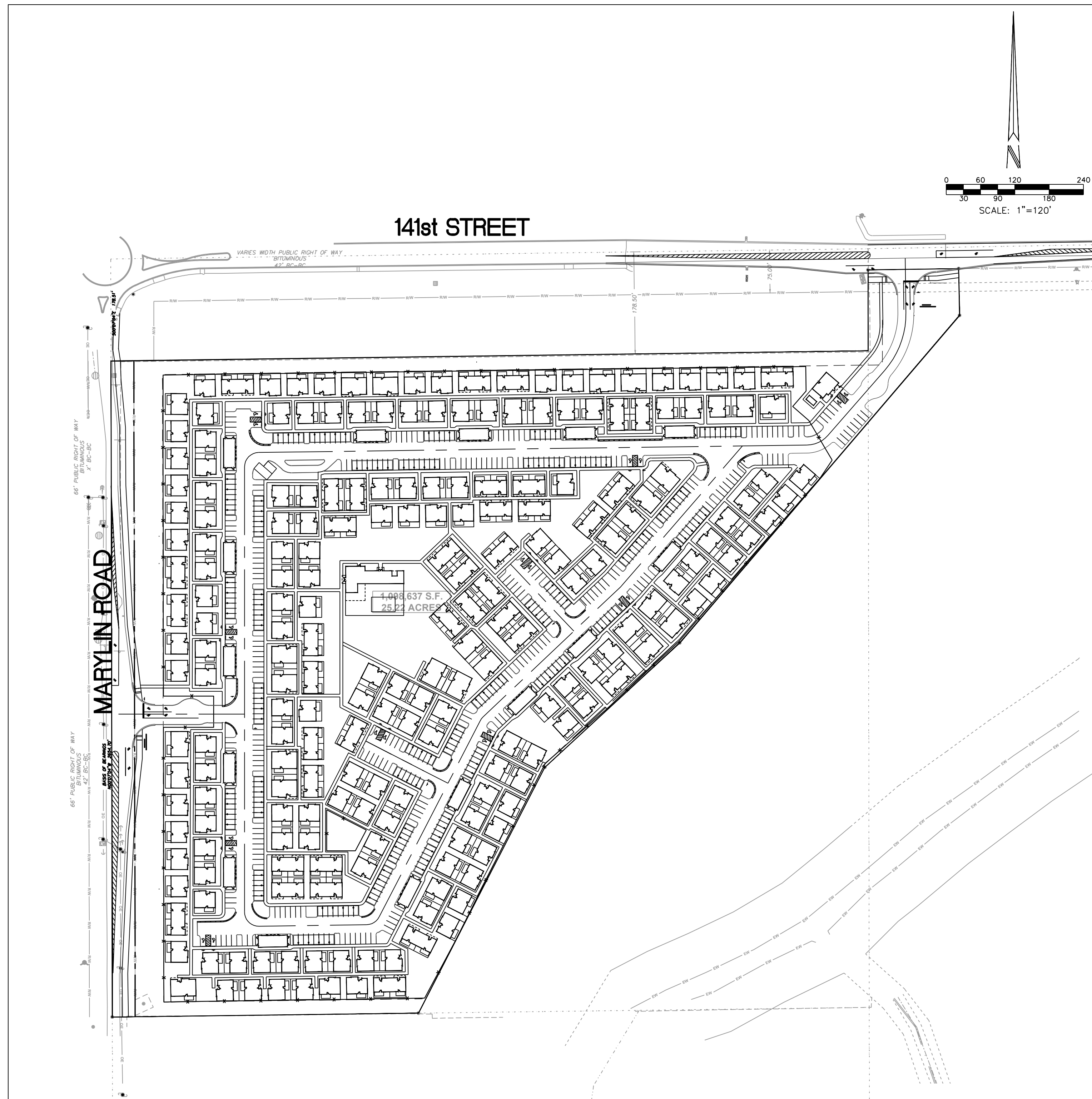
PRELIMINARY ENGINEERING PLANS FOR VILLAGE AT HYDE PARK SEC OF 141ST ST & MARYLIN RD NOBLESVILLE, IN 46060

FEMA MAP:



AGENCY & UTILITY INFO:

SERVICE / JURISDICTION	COMPANY / DEPT.	ADDRESS	PHONE NUMBER	CONTACT
ENGINEERING	CITY OF NOBLESVILLE	16 S 10TH ST., STE. 155, NOBLESVILLE, IN 46060	(317) - 776 - 6330	JIM HELLMANN
COMMUNITY DEV. AND PLANNING	CITY OF NOBLESVILLE	16 S 10TH ST., STE. 150, NOBLESVILLE, IN 46060	(317) - 776 - 6325	JOYCEANN YELTON
FIRE	NOBLESVILLE FIRE DEPT.	135 S 9TH ST., STE. 155, NOBLESVILLE, IN 46060	(317) - 776 - 6336	DARRELL CROSS
STORM SEWER	CITY OF NOBLESVILLE	16 S 10TH ST., NOBLESVILLE, IN 46060	(317) - 776 - 6330	ODISE ADAMS
MS4 OPERATOR	CITY OF NOBLESVILLE	16 S 10TH ST., STE. 155, NOBLESVILLE, IN 46060	(317) - 776 - 6330	BRAD ROBBINS
STREETS	NOBLESVILLE STREET DEPT.	1575 PLEASANT ST., NOBLESVILLE, IN 46060	(317) - 776 - 6348	VINCE BAKER
COUNTY SURVEYOR	HAMILTON COUNTY SURVEYOR'S OFFICE	1 HAMILTON CTY. SQ., STE. 146, NOBLESVILLE, IN 46060	(317) - 776 - 8495	STEVE CASH
COMMUNICATION	AT&T	240 N. MERIDIAN ST., ROOM 280, INDIANAPOLIS, IN 46204	(317) - 610 - 5437	BRIAN PETERS
	COMCAST (TELECOM PLACEMENT, INC.)		(317) - 752 - 9426	THOMAS SPENCER
POWER	DUKE ENERGY	100 S. MILL CREEK RD., NOBLESVILLE, IN 46060	(317) - 776 - 5348	CLINT THOMPSON
GAS	CENTERPOINT ENERGY	16000 ALLISONVILLE RD., NOBLESVILLE, IN 46060	(317) - 776 - 5660	RANDY CRUTCHFIELD
WATER	INDIANA AMERICAN WATER	15227 HERRIMAN BLVD., NOBLESVILLE, IN 46060	(317) - 773 - 2497	JOSH COX
SANITARY SEWER	CITY OF FISHERS (SANITARY)	1 MUNICIPAL DR., FISHERS, IN 46038	(317) - 595 - 3160	LAURA MCLURE



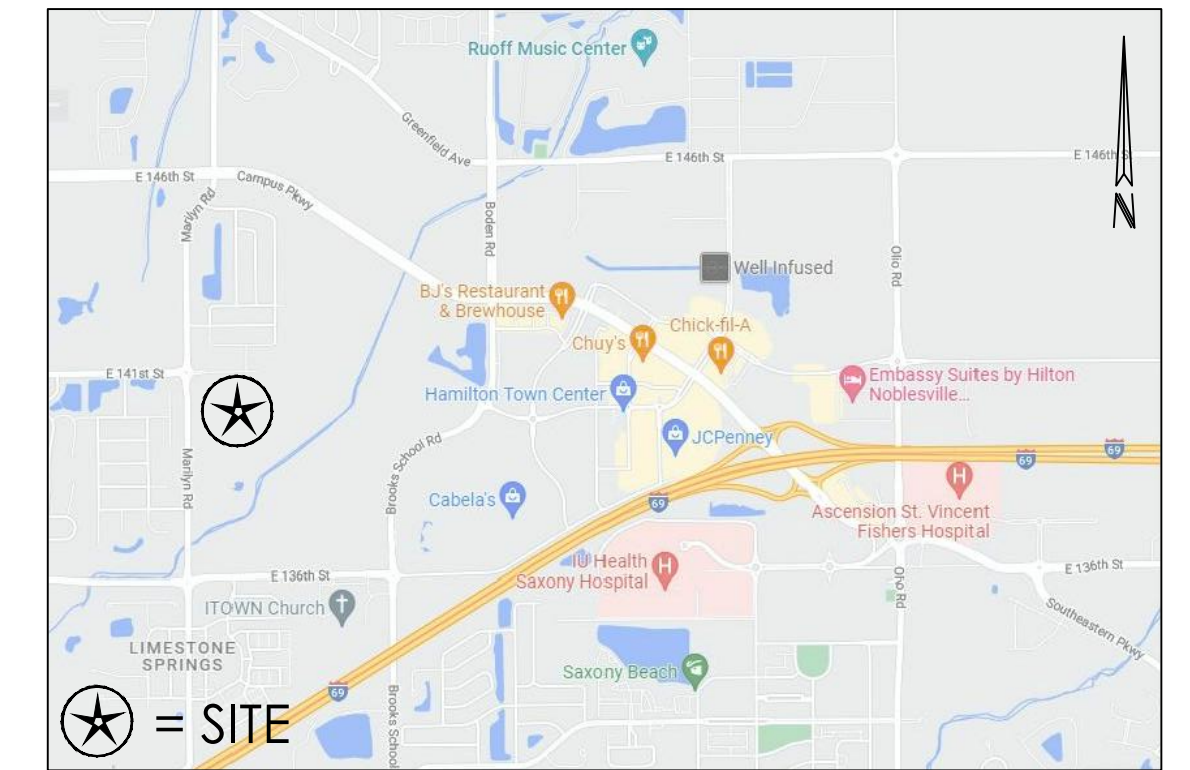
SHEET INDEX: **Exhibit 7**

SHEET	DESCRIPTION
C001	COVER SHEET
C200	OVERALL SITE PLAN
C201-C203	SITE PLAN
C204	OFFSITE IMPROVEMENTS
C205	VEHICULAR TURN MOVEMENT
C501-C503	UTILITY PLAN
L1.0	SITE PERIMETER AND LANDSCAPE STANDARDS
L1.1	SITE INTERIOR LANDSCAPE STANDARDS

LEGAL DESCRIPTION:

BEING A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, TOGETHER WITH A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 5 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22; THENCE ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, S00°07'04"W, A DISTANCE OF 178.51 FEET TO A LINE PARALLEL TO AND 178.50 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 22; THENCE ALONG SAID PARALLEL LINE, N89°12'27"E, A DISTANCE OF 1324.25 FEET TO THE EAST LINE OF NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22; THENCE ALONG SAID EAST LINE, N00°03'35"W, A DISTANCE OF 141.51 FEET TO THE SOUTH RIGHT OF WAY OF EAST 141ST STREET AS DEDICATED IN DOCUMENT 20060006492; THENCE ALONG SAID SOUTH RIGHT OF WAY, N89°12'56"E, A DISTANCE OF 158.56 FEET; THENCE S01°04'21"E, A DISTANCE OF 81.79 FEET; THENCE S40°30'22"W, A DISTANCE OF 763.39 FEET; THENCE S47°17'34"W, A DISTANCE OF 321.02 FEET; THENCE S27°13'09"W, A DISTANCE OF 483.61 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22; THENCE ALONG SAID SOUTH LINE, S89°16'15"W, A DISTANCE OF 535.29 FEET TO THE WEST LINE SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE, N00°07'04"W, A DISTANCE OF 1147.60 FEET TO THE POINT OF BEGINNING.

LOCATION MAP:



HAMILTON COUNTY
CONSTRUCTION OF 257 SINGLE FAMILY UNITS AND INFRASTRUCTURE ON 25.22 ACRES. PROJECT IS IN SECTION 22 OF T18N, R5E IN THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

ENGINEER:

Cripe SOLUTIONS BY DESIGN SINCE 1937

STEV PIERRE, PE
317-607-6309
9339 PRIORITY WAY WEST DRIVE SUITE 100
INDIANAPOLIS, IN 46240

DEVELOPER/OWNER:

EMPIRE GROUP

BRYAN FREEL
312-699-8152
6617 N. SCOTTSDALE ROAD, SUITE 101
SCOTTSDALE, AZ 85250

LANDSCAPE ARCHITECT:

HITCHCOCK DESIGN GROUP creating better places

MICHELLE TAGART, PLA
405 Massachusetts Ave, Suite 3B
Indianapolis, IN 46204

LAND SURVEYOR:

XCEL Consultants

JAMES A FAETANINI, PLS
308-787-9988
8301 42ND STREET WEST
TOCK ISLAND, IL 61201

Cripe Solutions by Design Since 1937

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REAL ESTATE SERVICES

COVER SHEET
Village at Hyde Park
Empire Group
141st Street and Marilyn Road
Noblesville, Indiana

CERTIFIED BY:
PRELIMINARY NOT FOR CONSTRUCTION
Date: 08-01-2022

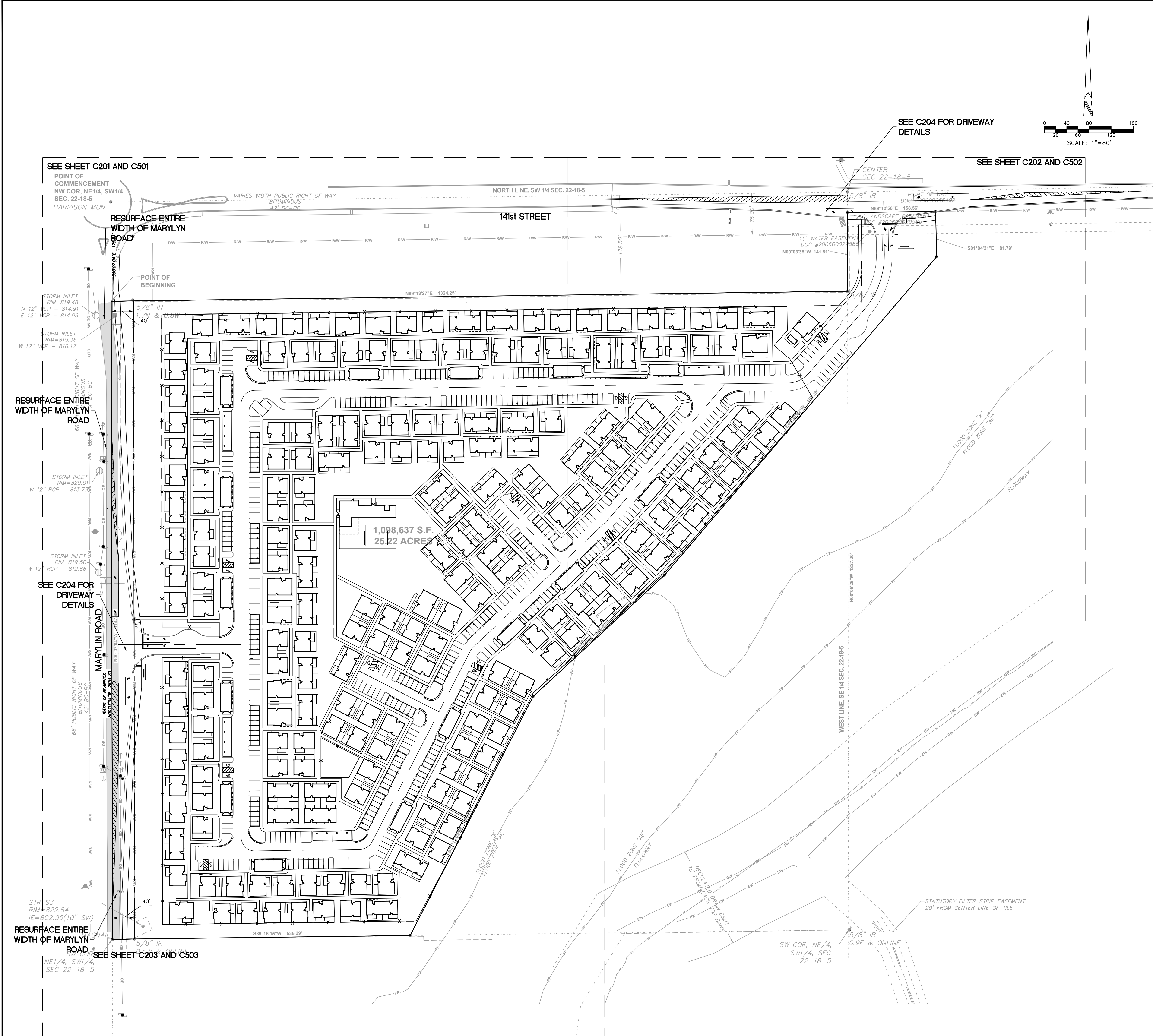
811 FOR CALLS IN INDIANA 1-800-382-5544
CALL YOUR CITY

Drawn By: Dave Kuehnen, PE
Checked By: Stev Pierre, PE
Quality Assurance: Gary Murray, PE, LEED AP
Scale: 1" = 120'

Sheet: **C001**
Date: 08-01-2022
Project Number: 220133-20000

CA: 2022/220133/20000/CoverSheet.dwg, September 22, 2022 6:35 PM, DAVID KUEHNEN, © Pajitri, Cripe, Inc.

C:\2022\220133\20000\Craft\Erign\PE\2\C200_Overall Site Plan.dwg, September 22, 2022 2:36 PM, DAVID KUERNEN, of Paul I. Cripe, Inc.



SITE PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- CONSTRUCTION LIMITS
- FENCE
- GUARD RAIL
- BUILDING LIMITS
- PARKING COUNT

SITE SUMMARY:

SITE ZONING =	CORPORATE CAMPUS
PARKING DISTRICT	
SITE ACREAGE =	25.22 ACRES
OPEN SPACE =	10.36 ACRES
IMPERVIOUS SPACE =	14.86 ACRES
FLOODPLAIN ACREAGE =	0.07 ACRES

UNIT MIX:

1 BEDROOM =	76 UNITS
2 BEDROOM =	154 UNITS
3 BEDROOM =	26 UNITS
TOTAL UNIT COUNT =	256 UNITS

PARKING SPACES REQUIRED:

SINGLE FAMILY RESIDENTIAL =	512 (2 SPACE / UNIT)
-----------------------------	----------------------

STANDARD PARKING SPACE PROVIDED:

STANDARD PARKING =	449
ACCESSIBLE SPACES =	20
GARAGE SPACES =	44
TOTAL SPACES PROVIDED =	513

ARCHITECTURE • INTERIORS
 CIVIL ENGINEERING
 SURVEY • 3D LASER SCANNING
 ENVIRONMENTAL ENGINEERING
 EQUIPMENT PLANNING
 REAL ESTATE SERVICES

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OVERALL SITE PLAN
 Village at Hyde Park
 Empire Group
 141st Street and Marylyn Road
 Noblesville, Indiana

CERTIFIED BY:
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 Date: 08-01-2022

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 FOR CALLS IN INDIANA CALL 811

Prepared By:
 Dave Kuehn, PE
 Checked By:
 Slev Pierre, PE
 Quality Assurance:
 Gary Murray, PE, LEED AP

Sheet: **C200**
 Date: 08-01-2022
 Project Number: 220133-20000

POINT OF COMMENCEMENT
NW COR, NE1/4, SW1/4
SEC. 22-18-5

HARRISON MON

VARIABLE WIDTH PUBLIC RIGHT OF WAY
BITUMINOUS
42' BC-BC

NORTH LINE, SW 1/4 SEC

141st STREET

141st STREET

SCALE: 1"=40'

POINT OF BEGINNING

N89°13'27"E 1324.25'

66' PUBLIC RIGHT OF WAY
BITUMINOUS
X' BC-BC

MARYLIN ROAD

MARYLIN STREET

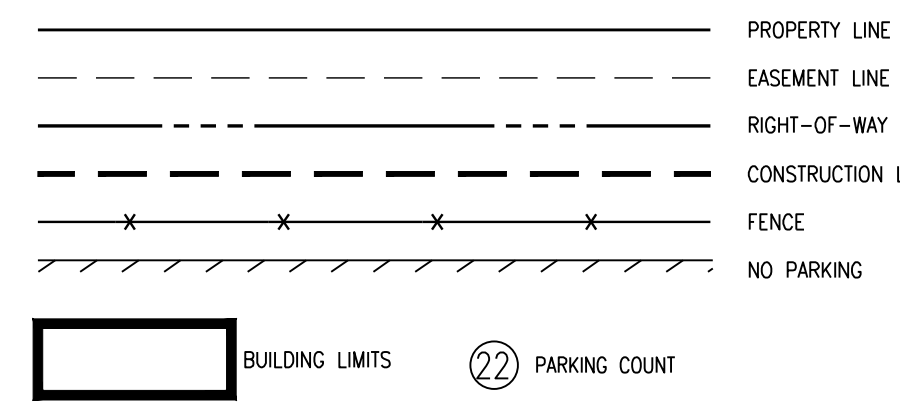
5009704'E 178.51'

5277.91'

N00°07'04"W 1147.68'



SITE PLAN LEGEND



SITE PLAN GENERAL NOTES AND SPECIFICATIONS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, STATE AND ANY OTHER REGULATORY AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY AND OBTAIN APPROVAL FROM EACH RESPECTIVE UTILITY COMPANY PRIOR TO PERFORMING ANY WORK ON OR IN THE VICINITY OF EXISTING UTILITIES LINES AND APPURTENANCES.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT; FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
5. ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
6. 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.
7. EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
8. IT IS ESSENTIAL THAT THE WORK TO BE COMPLETED IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE PLANS AND SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION. THEREFORE, IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS COMPLETED IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
9. LOCATIONS & ELEVATIONS OF "FLOODWAY LIMITS" AND "100 YEAR FLOOD LIMITS" ARE SHOWN FOR REFERENCE ONLY. DEVELOPER/BUILDER/INDIVIDUAL LOT OWNER TO REFER TO NATIONAL FLOOD HAZARD INSURANCE MAP (F.E.M.A.) TO DETERMINE FLOOD HAZARD POTENTIAL PRIOR TO PROJECT CONSTRUCTION.

SITE PLAN NOTES

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7. REFER TO UTILITY PLAN FOR SANITARY AND STORM STRUCTURE LOCATIONS.

KEYNOTE LEGEND

- | | | |
|----|---|--|
| 1 | LIGHT DUTY ASPHALT PAVEMENT SECTION | |
| 2 | HEAVY DUTY ASPHALT PAVEMENT SECTION | |
| 3 | RIGHT OF WAY ASPHALT PAVEMENT SECTION | |
| 4 | CONCRETE PAVEMENT | |
| 5 | TRASH COMPACTOR AND ENCLOSURE | |
| 6 | CONCRETE SIDEWALK (LIMITS ILLUSTRATED MAY BE DIFFERENT AT SAWCUT LOCATIONS DUE TO EXISTING JOINT LOCATIONS AND DEMOLITION LIMITS). | |
| 7 | COMBINED WALK AND CURB (LIMITS ILLUSTRATED MAY BE DIFFERENT AT SAWCUT LOCATIONS DUE TO EXISTING JOINT LOCATIONS AND DEMOLITION LIMITS). | |
| 8 | CONCRETE CURB AND GUTTER | |
| 9 | CONCRETE STRAIGHT CURB | |
| 10 | CURB END TRANSITION | |
| 11 | PAVEMENT MARKINGS | |
| 12 | ACCESSIBLE PARKING SPACE WITH SIGN | |
| 13 | CONCRETE PARKING BUMPER | |
| 14 | STOP SIGN | |
| 15 | MONUMENT SIGN | |
| 16 | CARWASH | |
| 17 | 6-UNIT COVERED PARKING STRUCTURE | |
| 18 | 8-UNIT COVERED PARKING STRUCTURE | |
| 19 | ENTRANCE GATE | |
| 20 | FENCE | |
| 21 | 3' WIDE GATE | |
| 22 | "NO PARKING" PAVEMENT MARKING | |
| 23 | 10' PATH | |
| 24 | ADA RAMP | |

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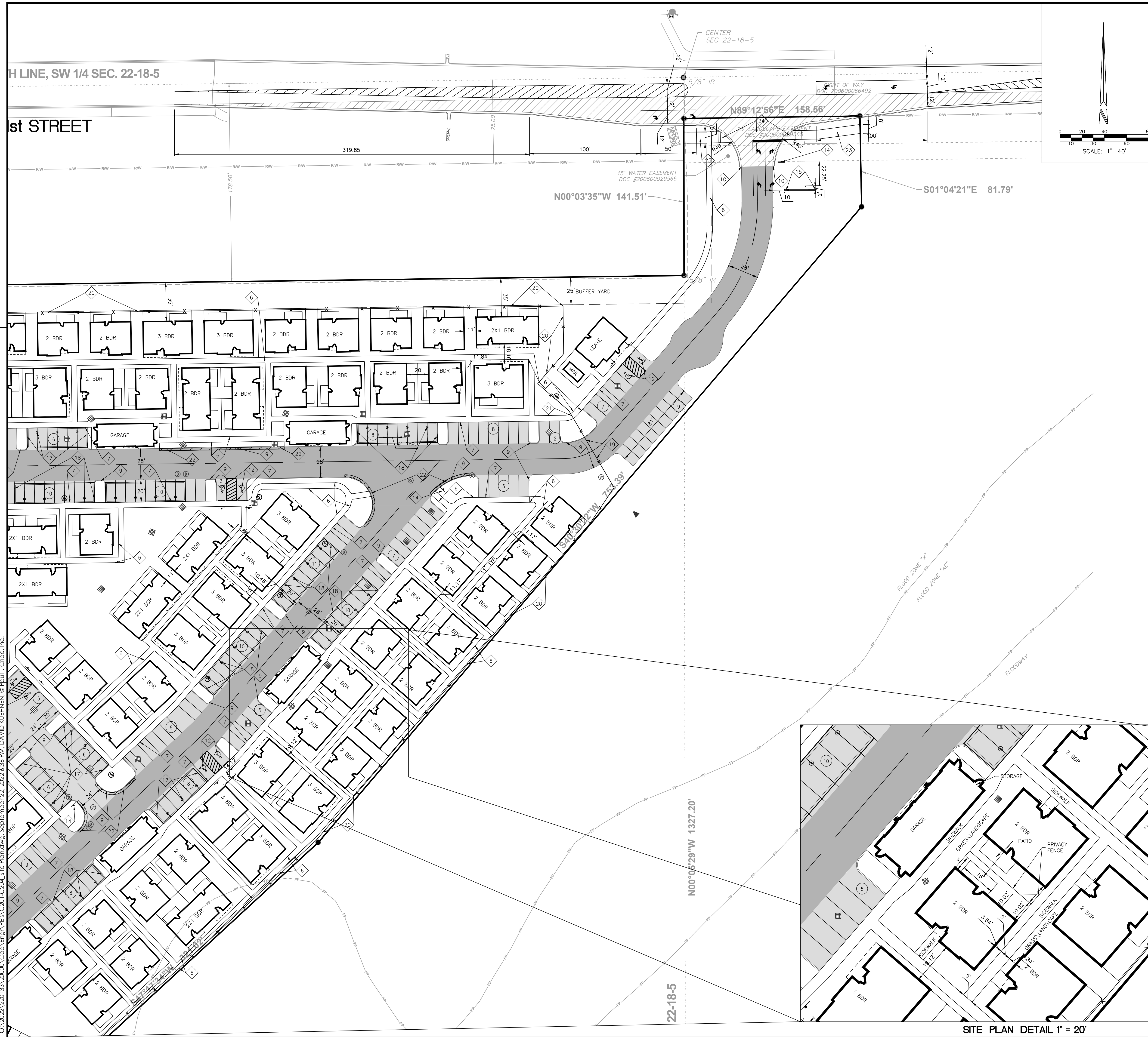
SITE PLAN
Village at Hyde Park
Empire Group
141st Street and Marilyn Road
Noblesville, Indiana

CERTIFIED BY:
PRELIMINARY NOT FOR CONSTRUCTION
Date: 08-01-2022

811 1-800-382-5544
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Prepared By: **Dave Kuehn, PE**
Checked By: **Slev Pierre, PE**
Quality Assurance: **Gary Murray, PE LEED AP**

Sheet: **C201**
Date: 08-01-2022
Project Number: 220133-20000



SITE PLAN LEGEND

	PROPERTY LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	CONSTRUCTION LIMITS
	FENCE
	NO PARKING
	BUILDING LIMITS
	PARKING COUNT

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	ENTRANCE GATE
	FENCE
	3' WIDE GATE
	"NO PARKING" PAVEMENT MARKING
	10' PATH
	ADA RAMP



SITE PLAN DETAIL 1" = 20'

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CERTIFIED BY:
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Prepared By: **Dave Kuehnen, PE**
Checked By: **Slev Pierre, PE**
Quality Assurance: **Gary Murray, PE LEED AP**

Scale: 1" = 40'
C202
Date: 08-01-2022
Project Number: 220133-20000

C:\2022\220133\20000\Craft\Eng\PE\2\C202_Site Plan.dwg, September 22, 2022 6:55 PM, DAVID KUEHNEN @ Houli, Cripe, Inc.

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66' PUBLIC RIGHT OF WAY
BITUMINOUS
42' BC-BC

MARYLIN ROAD

N00°07'04"W 1147.61'

N00°07'04"W 12654.70'

"MAGNAIL"

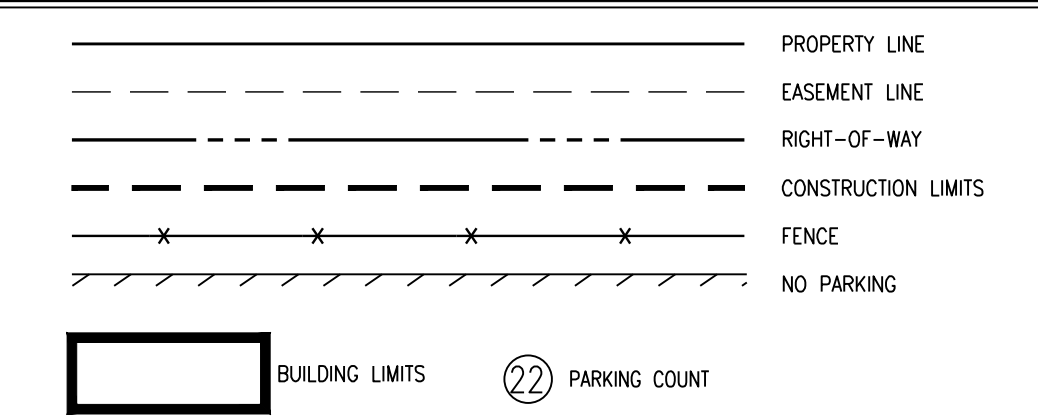
SW COR,
NE1/4, SW1/4,
SEC 22-18-5

5/8" IR
0.5W & ONLINE

S89°16'15"W 535.29'



SITE PLAN LEGEND



SITE PLAN GENERAL NOTES AND SPECIFICATIONS

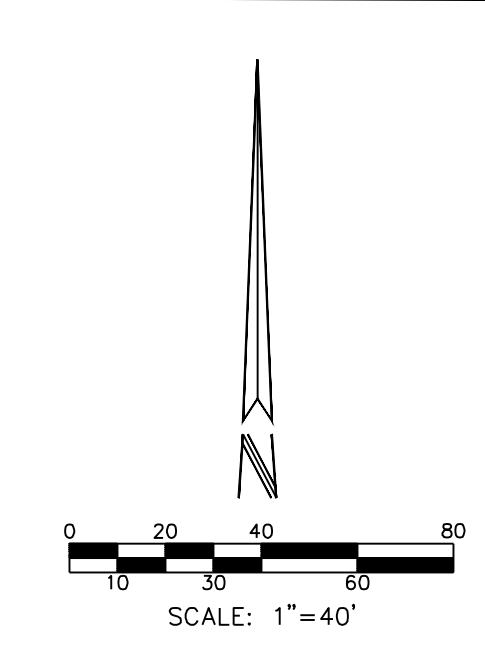
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- IT IS ESSENTIAL THAT THE WORK TO BE COMPLETED IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE PLANS AND SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION. THEREFORE, IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS COMPLETED IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
- LOCATIONS & ELEVATIONS OF "FLOODWAY LIMITS" AND "100 YEAR FLOOD LIMITS" ARE SHOWN FOR REFERENCE ONLY. DEVELOPER/BUILDER/INDIVIDUAL LOT OWNER TO REFER TO NATIONAL FLOOD HAZARD INSURANCE MAP (F.E.M.A.) TO DETERMINE FLOOD HAZARD POTENTIAL PRIOR TO PROJECT CONSTRUCTION.

SITE PLAN NOTES

- ALL RADI AND STREET DIMENSIONS SHALL BE MEASURED TO BACK OF CURB OR FACE OF INTEGRAL CURB AND WALK. ALL DIMENSIONS TO THE BUILDING ARE TO THE OUTSIDE OF BUILDING FOUNDATION WALL.
- ALL PAVEMENT AND/OR CURB RADI TO BE FIVE (5) FOOT UNLESS OTHERWISE NOTED.
- BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. REFER TO RECORDED BOUNDARY SURVEYS, ALTAS AND SECONDARY PLATS FOR EXACT INFORMATION.
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- REFER TO ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION SHALL CONFORM TO APPLICABLE LOCAL STANDARDS.
- REFER TO UTILITY PLAN FOR SANITARY AND STORM STRUCTURE LOCATIONS.

KEYNOTE LEGEND

- | | | |
|--|---|--|
| | LIGHT DUTY ASPHALT PAVEMENT SECTION | |
| | HEAVY DUTY ASPHALT PAVEMENT SECTION | |
| | RIGHT OF WAY ASPHALT PAVEMENT SECTION | |
| | CONCRETE PAVEMENT | |
| | TRASH COMPACTOR AND ENCLOSURE | |
| | CONCRETE SIDEWALK (LIMITS ILLUSTRATED MAY BE DIFFERENT AT SAWCUT LOCATIONS DUE TO EXISTING JOINT LOCATIONS AND DEMOLITION LIMITS). | |
| | COMBINED WALK AND CURB (LIMITS ILLUSTRATED MAY BE DIFFERENT AT SAWCUT LOCATIONS DUE TO EXISTING JOINT LOCATIONS AND DEMOLITION LIMITS). | |
| | CONCRETE CURB AND GUTTER | |
| | CONCRETE STRAIGHT CURB | |
| | CURB END TRANSITION | |
| | PAVEMENT MARKINGS | |
| | ACCESSIBLE PARKING SPACE WITH SIGN | |
| | CONCRETE PARKING BUMPER | |
| | STOP SIGN | |
| | MONUMENT SIGN | |
| | CARWASH | |
| | 6-UNIT COVERED PARKING STRUCTURE | |
| | 8-UNIT COVERED PARKING STRUCTURE | |
| | ENTRANCE GATE | |
| | FENCE | |
| | 3' WIDE GATE | |
| | "NO PARKING" PAVEMENT MARKING | |
| | 10' PATH | |
| | ADA RAMP | |



Rev	Date	Description

ARCHITECTURE INTERIORS
CIVIL ENGINEERING
SURVEY & SOLAR SCANNING
ELECTRICAL
EQUIPMENT PLANNING
REAL ESTATE SERVICES

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(317) 844-6777
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SITE PLAN
Village at Hyde Park
Empire Group
141st Street and Marilyn Road
Noblesville, Indiana

CERTIFIED BY:
**PRELIMINARY
NOT FOR
CONSTRUCTION**
Date: 08-01-2022

811
FOR CALLS IN INDIANA
CALL 1-800-382-5544
CALL 1-800-382-5544

Prepared By:
Dave Kuhn, PE

Checked By:
Stev Pierre, PE

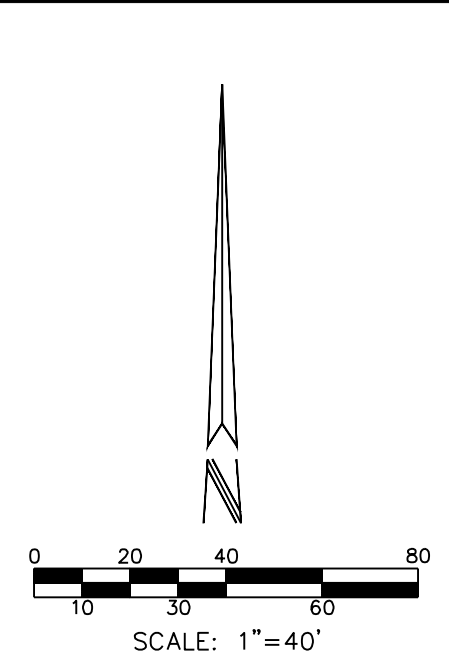
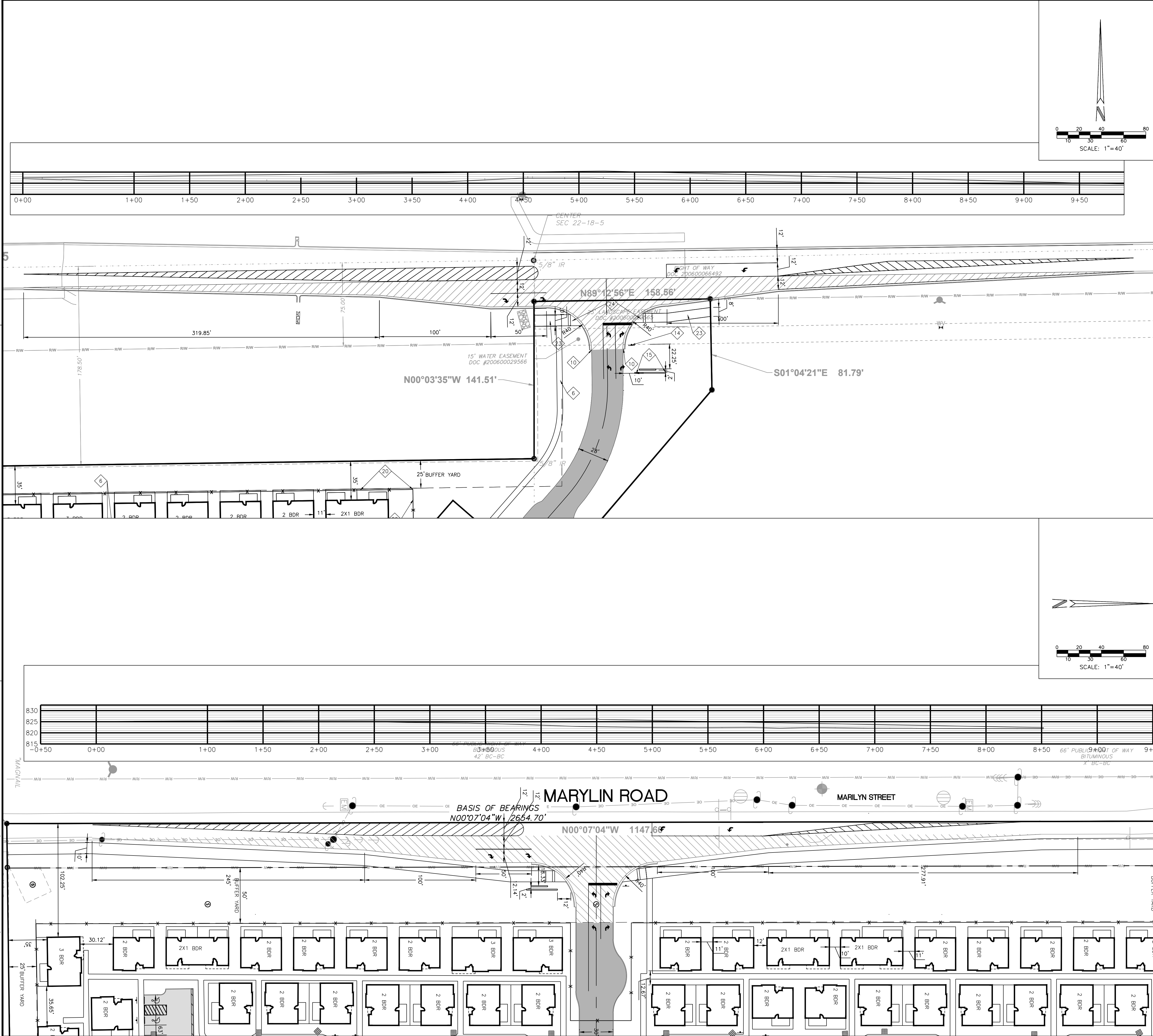
Quality Assurance:
Gary Murray, PE, LEED AP

Scale: 1"=40'

Sheet:
C203

Date:
08-01-2022

Project Number:
220133-20000



SITE PLAN LEGEND

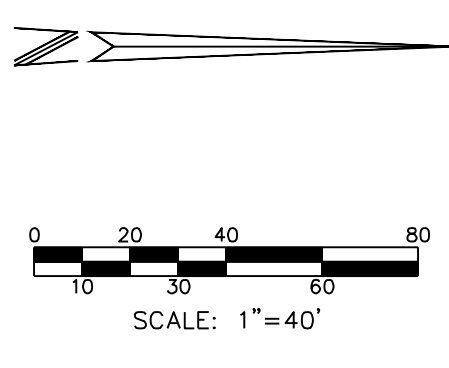
	PROPERTY LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	CONSTRUCTION LIMITS
	FENCE
	NO PARKING
	BUILDING LIMITS
	PARKING COUNT

- SITE WORK GENERAL NOTES AND SPECIFICATIONS**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, STATE AND ANY OTHER REGULATORY AGENCIES PRIOR TO STARTING CONSTRUCTION.
 - EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY AND OBTAIN APPROVAL FROM EACH RESPECTIVE UTILITY COMPANY PRIOR TO PERFORMING ANY WORK ON OR IN THE VICINITY OF EXISTING UTILITIES LINES AND APPURTENANCES.
 - IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT; FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
 - 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.
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KEYNOTE LEGEND

	LIGHT DUTY ASPHALT PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SECTION
	RIGHT OF WAY ASPHALT PAVEMENT SECTION
	CONCRETE PAVEMENT
	TRASH COMPACTOR AND ENCLOSURE
	CONCRETE SIDEWALK (LIMITS ILLUSTRATED MAY BE DIFFERENT AT SAWCUT LOCATIONS DUE TO EXISTING JOINT LOCATIONS AND DEMOLITION LIMITS).
	COMBINED WALK AND CURB (LIMITS ILLUSTRATED MAY BE DIFFERENT AT SAWCUT LOCATIONS DUE TO EXISTING JOINT LOCATIONS AND DEMOLITION LIMITS).
	CONCRETE CURB AND GUTTER
	CONCRETE STRAIGHT CURB
	CURB END TRANSITION
	PAVEMENT MARKINGS
	ACCESSIBLE PARKING SPACE WITH SIGN
	CONCRETE PARKING BUMPER
	STOP SIGN
	MONUMENT SIGN
	CARWASH
	6-UNIT COVERED PARKING STRUCTURE
	8-UNIT COVERED PARKING STRUCTURE
	ENTRANCE GATE
	FENCE
	3' WIDE GATE
	"NO PARKING" PAVEMENT MARKING
	10' PATH
	ADA RAMP



C:\2022\220133\20000\Cad\Eng\PE\2\C204-Site Plan.dwg, September 22, 2022 4:59 PM, DAVID KUHNEN @ Houli, Cripe, Inc.

Revisions	Appn	Date	Description

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OFFSITE IMPROVEMENTS
Village at Hyde Park
Empire Group
141st Street and Marilyn Road
Noblesville, Indiana

CERTIFIED BY:

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NOT FOR
CONSTRUCTION

Date: 08-01-2022

811 1-800-382-5544
FOR CALLS IN INDIANA CALL 800-382-5544

Drawn By: Dave Kuhn, PE
Checked By: Stev Pierre, PE
Quality Assurance: Gary Murray, PE, LEED AP

Sheet: C204
Date: 08-01-2022
Project Number: 220133-20000

NW COR, NE 1/4, SW 1/4
SEC. 22-18-5
HARRISON MON

VARIES WITH PUBLIC RIGHT OF WAY
BITUMINOUS
42' BC-BC

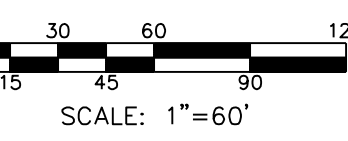
NORTH LINE, SW 1/4 SEC. 22-18-5

141ST STREET

City of Noblesville
Inst. #2010032117

PARCEL #: 13-11-22-00-00-012.000
OWNER: SOHAIL SHAKIR
INST. #: 200200070401

15' WATER EASEMENT
DOC #200600029596



STORM INLET
RIM=819.48
N 12" VCP - 814.91
E 12" VCP - 814.96

STORM INLET
RIM=819.36
W 12" VCP - 816.17

STORM INLET
RIM=820.01
W 12" RCP - 813.73

STORM INLET
RIM=819.50
W 12" RCP - 812.66

66' PUBLIC RIGHT OF WAY
BITUMINOUS
42' BC-BC

66' PUBLIC RIGHT OF WAY
BITUMINOUS
42' BC-BC

STR S3
RIM=822.64
IE=802.95(10' SW)

SW COR,
NE 1/4, SW 1/4,
SEC. 22-18-5

POINT OF BEGINNING

5/8" IR
1.7N & 0.5W

MARILYN STREET

BASES OF BEARINGS
N00°07'04"W 144'
N00°05'29"W 1327.20'

MAGNAIL

5/8" IR
0.5W & ONLINE

PARCEL #: 13-11-22-00-00-014.001

1,098,637 S.F.
24.22 ACRES

CLUBHOUSE

DOG PARK

WEST LINE, SE 1/4 SEC. 22-18-5

SW COR, NE 1/4,
SW 1/4, SEC
22-18-5

PARCEL #: 13-11-22-00-00-008.000
OWNER: HAI CAPITAL
INVESTMENTS

Rev	Date	Description

ARCHITECTURE + INTERIORS
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OVERALL SITE PLAN
Village at Hyde Park
Empire Group
141st Street and Marilyn Road
Noblesville, Indiana

CERTIFIED BY:
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Date: 08-01-2022

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FOR CALLS IN INDIANA
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Drawn By:
Dave Kuehn, PE
Checked By:
Slev Pierre, PE
Quality Assurance:
Gary Murray, PE LEED AP

Sheet
C205
Date: 08-01-2022
Project Number:
220133-20000

01:2022/220133/20000/Coord/Engr/PE/S/C205 - Vehicular Turn Movement.dwg, September 22, 2022 6:37 PM, DAVID KUHNEN, © Paul J. Cripe, Inc.

POINT OF COMMENCEMENT
NW COR, NE 1/4, SW 1/4
SEC. 22-18-5

HARRISON MON

VARIES WITH PUBLIC RIGHT OF WAY
9' TYPICAL
42' BC-BC

NORTH LINE, SW 1/4 SE

141ST STREET

N89°13'27"E 1324.25'

POINT OF BEGINNING

5/8" IR
1.7N & 0.8W

STORM INLET
RIM=819.48
N 12" VCP - 814.91
E 12" VCP - 814.96

STORM INLET
RIM=819.36
W 12" VCP - 816.17

66' PUBLIC RIGHT OF WAY
4' BC-BC

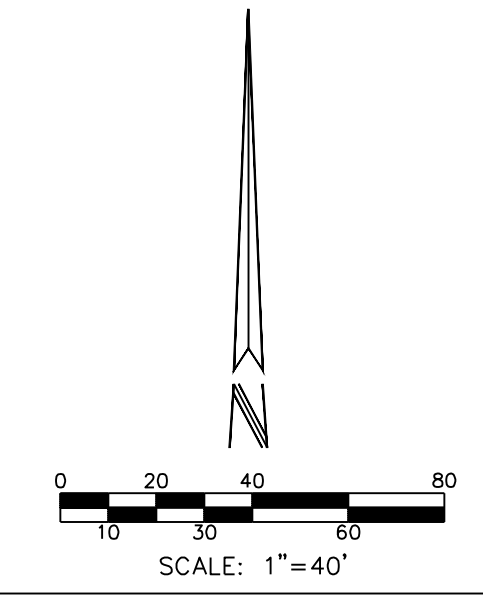
STORM INLET
RIM=820.01
W 12" RCP - 813.73

STORM INLET
RIM=819.50
W 12" RCP - 812.66

MARILYN STREET

1147' 6"

178.51'



UTILITY PLAN LEGEND

	ST	ST	STORM SEWER, MANHOLE		END SECTION
	SSD	SSD	SUBSURFACE DRAIN (SSD)		STORM SEWER INLETS
	RD	RD	ROOF DRAIN, CLEANOUT		"TEE" FITTING
	W	W	WATER LINE, METER, VALVE		TAPPING SLEEVE & VALVE
	SS	SS	SANITARY SEWER, MANHOLE		FIRE HYDRANT
	SL	SL	SANITARY LATERAL, CLEAN OUT		FIRE DEPARTMENT CONNECTION
	EL	EL	EASEMENT LINE		POST INDICATOR VALVE
	OE	OE	OVERHEAD ELECTRIC, POLE		STREET LIGHT
	BE	BE	BURIED ELECTRIC, MANHOLE		TRANSFORMER
	OCV	OCV	OVERHEAD CABLE TELEVISION		ELECTRIC METER
	BCV	BCV	BURIED CABLE TELEVISION		CABLE RISER PEDESTAL
	G	G	GAS LINE, METER, VALVE		
	OTL	OTL	OVERHEAD TELEPHONE LINE		
	BTCL	BTCL	BURIED TELEPHONE LINE		

UTILITY PLAN NOTES:

- SEE ARCHITECTURAL PLUMBING PLANS FOR PLUMBING DETAILS TO AREAS FIVE (5) FEET OUTSIDE AND INSIDE OF THE PROPOSED STRUCTURE.
- SITE CONTRACTOR TO VERIFY ALL BUILDING LATERALS WITH PLUMBING DRAWINGS PRIOR TO CONSTRUCTION.
- SITE UTILITY CONTRACTOR TO VERIFY BUILDING CONNECTION LOCATIONS AND ELEVATIONS WITH MEP AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
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- WATER AND SEWER CROSSINGS AND SEPARATIONS SHALL BE IN ACCORDANCE WITH TEN STATE STANDARDS AND LOCAL CODES.
- WATER LINES THROUGHOUT THE PROJECT SHALL BE INSTALLED WITH AT LEAST 54 INCHES OF COVER TO PROVIDE PROTECTION FROM FREEZING.

KEYNOTE LEGEND

- 8" DOUBLE DETECTOR BACKFLOW PREVENTOR IN BELOW GROUND VAULT
- 3" DOMESTIC METER WITH REDUCED PRESSURE BACKFLOW PREVENTOR IN BELOW GROUND VAULT
- INSTALL 16" TAPPING SLEEVE AND GATE VALVE ON EXISTING 16" DUCTILE IRON WATER MAIN
- 8" C900 PVC FIRE PROTECTION LINE
- 3" DOMESTIC WATER SERVICE (C900 PVC)
- 3" GATE VALVE
- 8" X 8" X 8" TEE
- FIRE DEPARTMENT CONNECTION (REFER TO PLUMBING PLANS FOR DETAIL AND SPECIFICATIONS)
- CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR SITE LIGHTING POLES, BASES, NUMBER OF CONDUITS AND WIRE SPECIFICATIONS.
- POST INDICATOR VALVE
- UNDERGROUND DETENTION SYSTEM
- WATER QUALITY DEVICE
- SANITARY SEWER CONCRETE ENCASUREMENT 5' EACH WAY OF CENTERLINE OF STORM SEWER CROSSING
- COORDINATE WITH ELECTRICAL / TECHNOLOGY PLANS
- EXISTING UTILITY POLE AND GUY WIRE TO BE RELOCATED TO BACK OF PROPOSED PAVEMENT
- CORE/DRILL EXISTING STRUCTURE
- WATER AND GRAVITY UTILITY (GAS/STORM/SANITARY) CROSSING. IF CONFLICT OCCURS, LOWER WATERLINE
- FIRE HYDRANT ASSEMBLY



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CA: 2022/220133/20000/Coord/Engr/VES/C501-C503/Utility Plan.dwg, September 22, 2022 6:37 PM, DAVID KUIHINEN, dkaui@cripe.com

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UTILITY PLAN
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Empire Group
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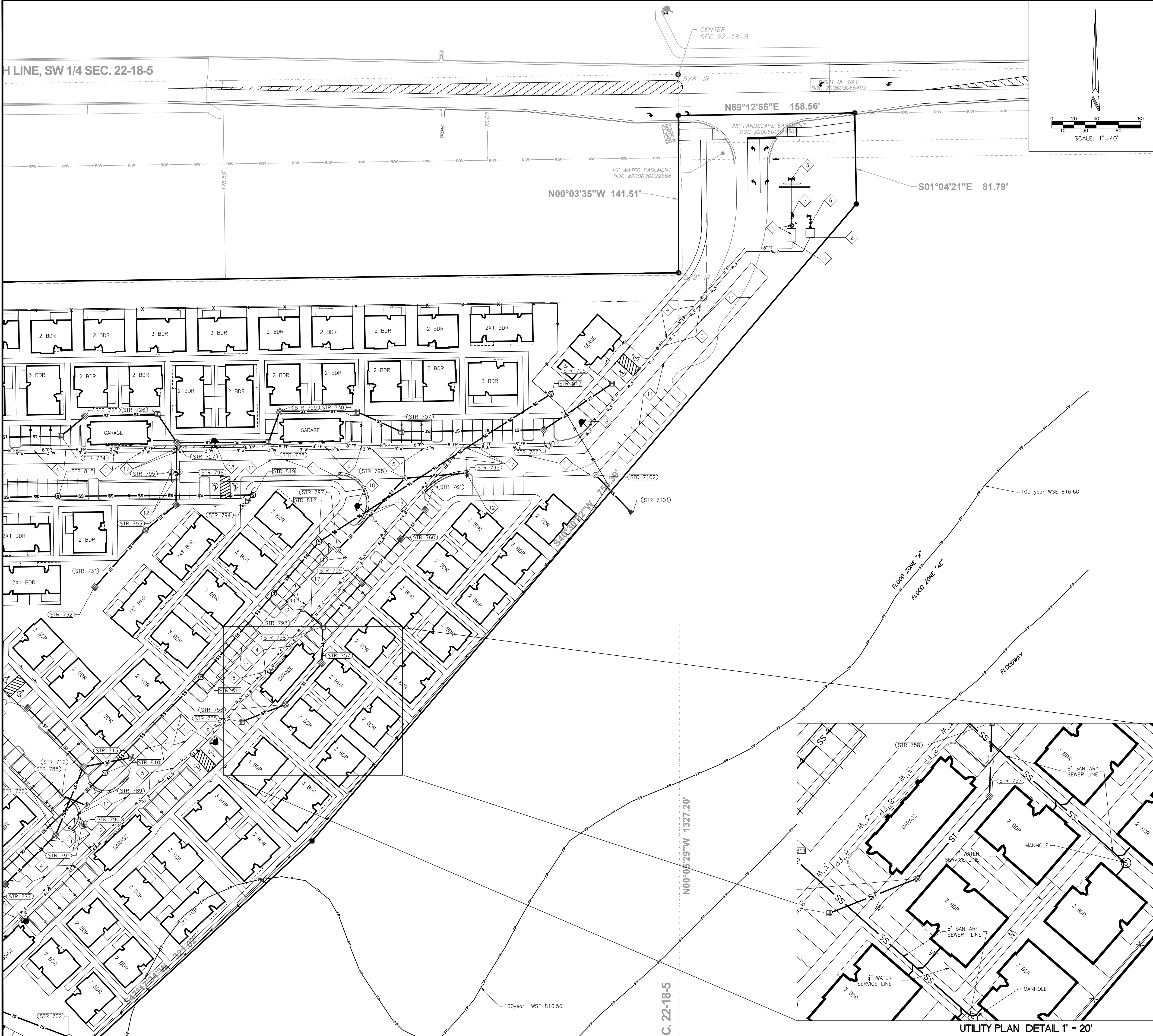
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Date 08-01-2022



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Prepared By: Dave Kuhnen, PE
Checked By: Slav Pierre, PE
Quality Assurance: Gary Murray, PE LEED AP

Sheet: C501
Date: 08-01-2022
Project Number: 220133-20000

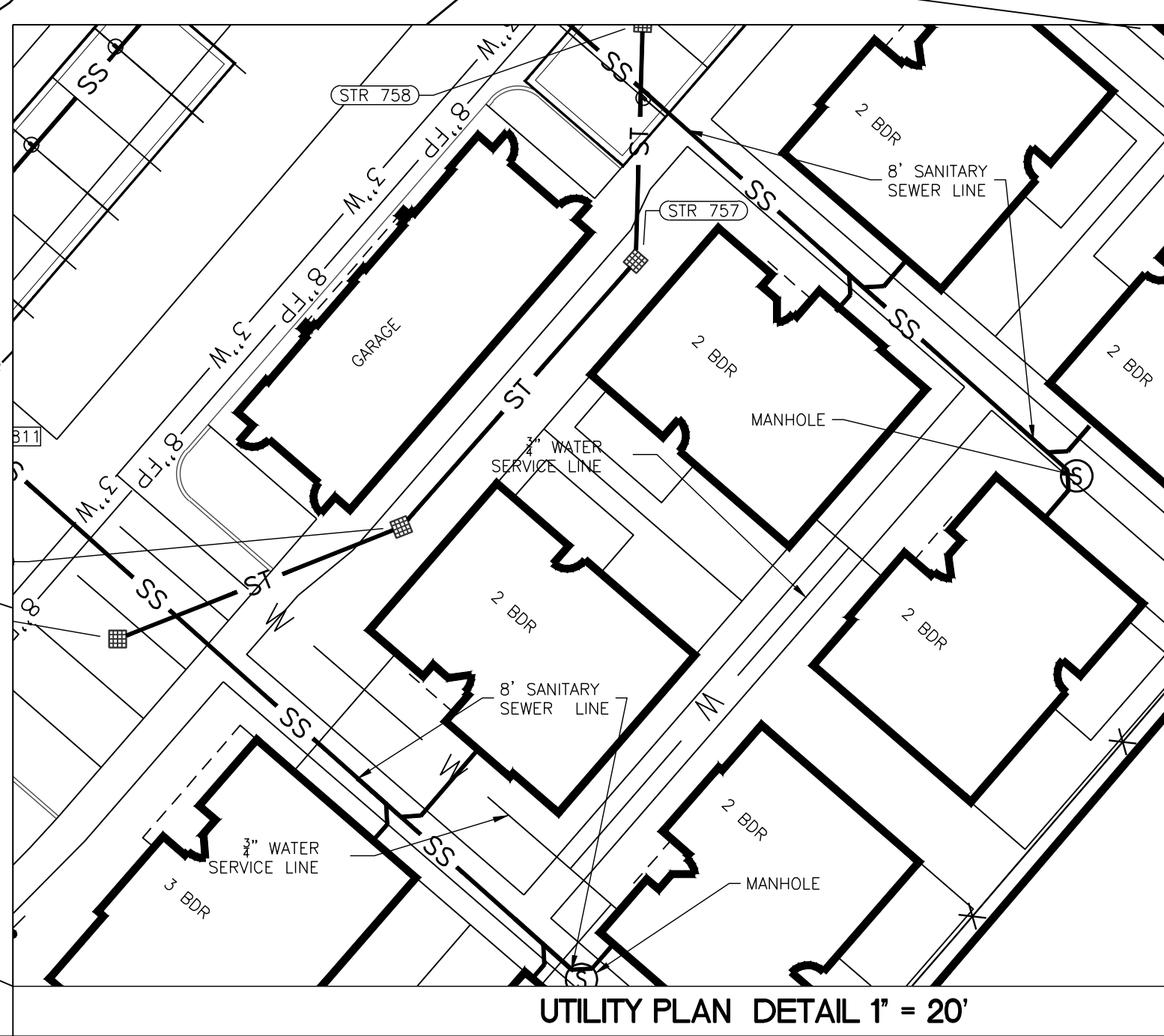


UTILITY PLAN LEGEND

ST	ST	STORM SEWER, MANHOLE	END SECTION
SS	SS	SANITARY SEWER, MANHOLE	CURB INLET
SS	SS	SANITARY LATERAL, CLEAN OUT	STORM SEWER INLETS
W	W	WATER LINE, METER, VALVE	"TEE" FITTING
SS	SS	SANITARY LATERAL, CLEAN OUT	TAPPING SLEEVE & VALVE
E	E	EASEMENT LINE	FIRE HYDRANT
OC	OC	OVERHEAD CABLE TELEVISION	FIRE DEPARTMENT CONNECTION
OC	OC	OVERHEAD ELECTRIC, POLE	POST INDICATOR VALVE
BCTV	BCTV	BURIED CABLE TELEVISION	STREET LIGHT
G	G	GAS LINE, METER, VALVE	TRANSFORMER
T	T	OVERHEAD TELEPHONE LINE	ELECTRIC METER
BTC	BTC	BURIED TELEPHONE LINE	CABLE RISER PEDESTAL

- UTILITY PLAN NOTES:**
- SEE ARCHITECTURAL PLUMBING PLANS FOR PLUMBING DETAILS TO AREAS FIVE (5) FEET OUTSIDE AND INSIDE OF THE PROPOSED STRUCTURE.
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 - 12 WATER QUALITY DEVICE
 - 13 SANITARY SEWER CONCRETE ENCASUREMENT 5' EACH WAY OF CENTERLINE OF STORM SEWER CROSSING
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 - 18 FIRE HYDRANT ASSEMBLY



C:\2022\220133\20000\Coord\Engr\PE\CS01-CS03_UTILITY PLAN.dwg, September 22, 2022 6:37 PM, DAVID KUHNEN, dkuhn@cripe.com, Cripe, Inc.

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CERTIFIED BY:
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 Date 08-01-2022

811 1-800-382-5544
 FOR CALLS IN INDIANA
 CALL 311

DESIGNED BY:
 Dave Kuhnén, PE
 CHECKED BY:
 Slev Pierre, PE
 QUALITY ASSURANCE:
 Gary Murray, PE, LEED AP

Scale: 1" = 40'

Sheet
C502
 Date 08-01-2022
 Project Number 220133-20000



UTILITY PLAN LEGEND			
ST	ST	STORM SEWER, MANHOLE	END SECTION
SS	SS	SANITARY SEWER, MANHOLE	CURB INLET
RD	RD	ROOF DRAIN, CLEANOUT	STORM SEWER INLETS
W	W	WATER LINE, METER, VALVE	"TEE" FITTING
SS	SS	SANITARY LATERAL, CLEAN OUT	TAPPING SLEEVE & VALVE
E	E	EASEMENT LINE	FIRE HYDRANT
OV	OV	OVERHEAD ELECTRIC, POLE	FIRE DEPARTMENT CONNECTION
BV	BV	BURIED ELECTRIC, MANHOLE	POST INDICATOR VALVE
OC	OC	OVERHEAD CABLE TELEVISION	STREET LIGHT
BCV	BCV	BURIED CABLE TELEVISION	TRANSFORMER
G	G	GAS LINE, METER, VALVE	ELECTRIC METER
T	T	OVERHEAD TELEPHONE LINE	CABLE RISER PEDESTAL
BT	BT	BURIED TELEPHONE LINE	

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 - SITE UTILITY CONTRACTOR TO VERIFY BUILDING CONNECTION LOCATIONS AND ELEVATIONS WITH MEP AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
 - EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - RIM ELEVATION (RE) SHALL INDICATE THE ELEVATION THAT WATER WOULD ENTER THE GRATE FOR ALL CASTINGS. IF CASTING HAS SOLID LID, THE RE IS THE LID ELEVATION.
 - WATER AND SEWER CROSSINGS AND SEPARATIONS SHALL BE IN ACCORDANCE WITH "TEN STATE STANDARDS" AND LOCAL CODES.
 - WATER LINES THROUGHOUT THE PROJECT SHALL BE INSTALLED WITH AT LEAST 54 INCHES OF COVER TO PROVIDE PROTECTION FROM FREEZING.

- KEYNOTE LEGEND**
- 8" DOUBLE DETECTOR BACKFLOW PREVENTOR IN BELOW GROUND VAULT
 - 3" DOMESTIC METER WITH REDUCED PRESSURE BACKFLOW PREVENTOR IN BELOW GROUND VAULT
 - INSTALL 16" TAPPING SLEEVE AND GATE VALVE ON EXISTING 16" DUCTILE IRON WATER MAIN
 - 8" C900 PVC FIRE PROTECTION LINE
 - 3" DOMESTIC WATER SERVICE (C900 PVC)
 - 3" GATE VALVE
 - 8" x 8" x 8" TEE
 - FIRE DEPARTMENT CONNECTION (REFER TO PLUMBING PLANS FOR DETAIL AND SPECIFICATIONS)
 - CONTRACTOR TO REFER TO ELECTRICAL PLANS FOR SITE LIGHTING POLES, BASES, NUMBER OF CONDUITS AND WIRE SPECIFICATIONS.
 - POST INDICATOR VALVE
 - UNDERGROUND DETENTION SYSTEM
 - WATER QUALITY DEVICE
 - SANITARY SEWER CONCRETE ENCASUREMENT 5' EACH WAY OF CENTERLINE OF STORM SEWER CROSSING
 - COORDINATE WITH ELECTRICAL / TECHNOLOGY PLANS
 - EXISTING UTILITY POLE AND GUY WIRE TO BE RELOCATED TO BACK OF PROPOSED PAVEMENT
 - CORE/DRILL EXISTING STRUCTURE
 - WATER AND GRAVITY UTILITY (GAS/STORM/SANITARY) CROSSING. IF CONFLICT OCCURS, LOWER WATERLINE
 - FIRE HYDRANT ASSEMBLY

<p>9339 PRIORITY WAY WEST DRIVE, SUITE 100 INDIANAPOLIS, INDIANA 46240 (317) 844-6777 www.cripe.biz</p> <p>Cripe Solutions by Design Since 1937</p>	<p>UTILITY PLAN Village at Hyde Park Empire Group 141st Street and Marilyn Road Noblesville, Indiana</p>
<p>CERTIFIED BY: PRELIMINARY NOT FOR CONSTRUCTION Date: 08-01-2022</p>	<p>FOR CALLS IN INDIANA 1-800-382-5544 Know what's below. Call before you dig.</p> <p>BY: Dave Kuehnen, PE CHECKED BY: Slev Pierre, PE QUALITY ASSURANCE: Gary Murray, PE LEED AP</p> <p>Sheet: C503 Date: 08-01-2022 Project Number: 220133-20000</p>

CA: 2022\220133\20000\Cadd\Eng\PE\CS01-C503_Utility Plan.dwg, September 22, 2022 6:38 PM, DAVID KUEHNEN, dkauf@crp.com, Cripe, Inc.