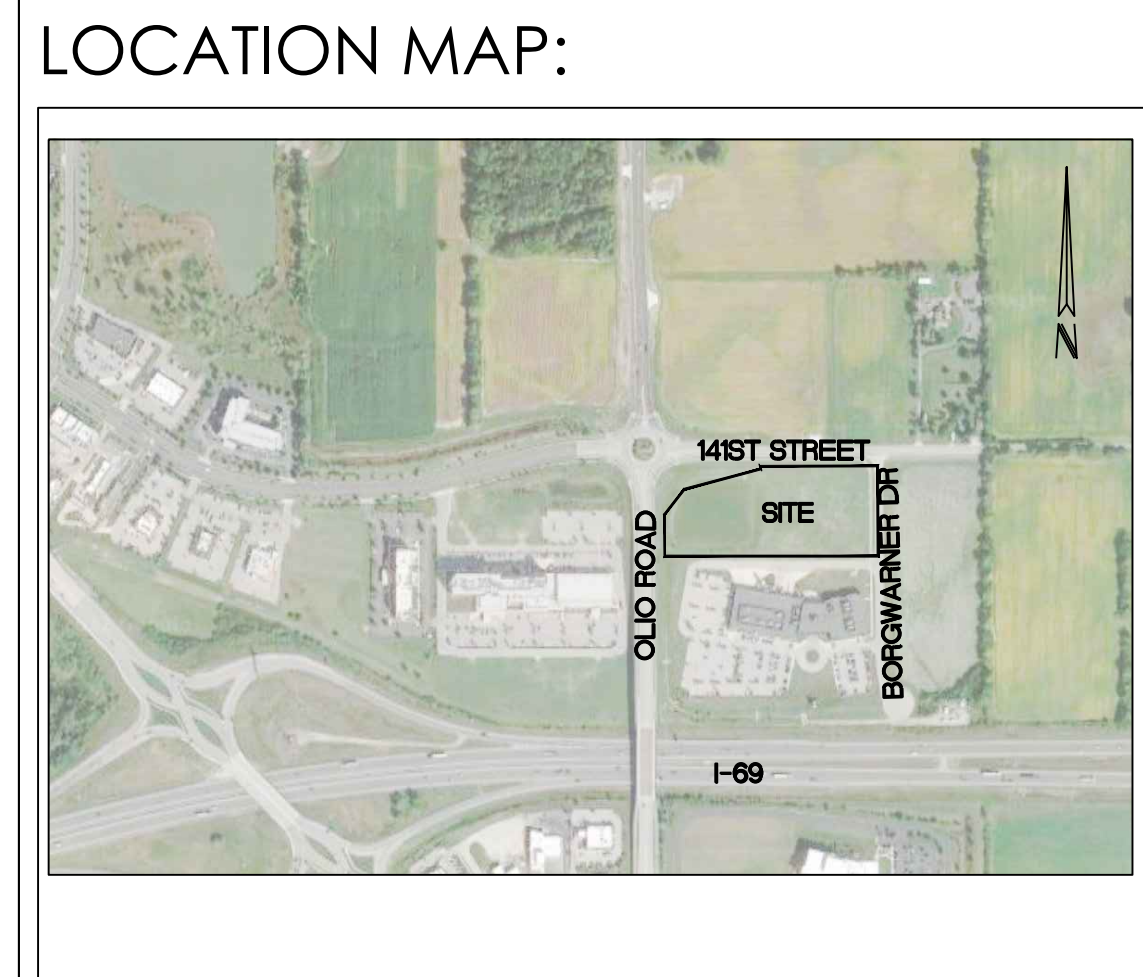


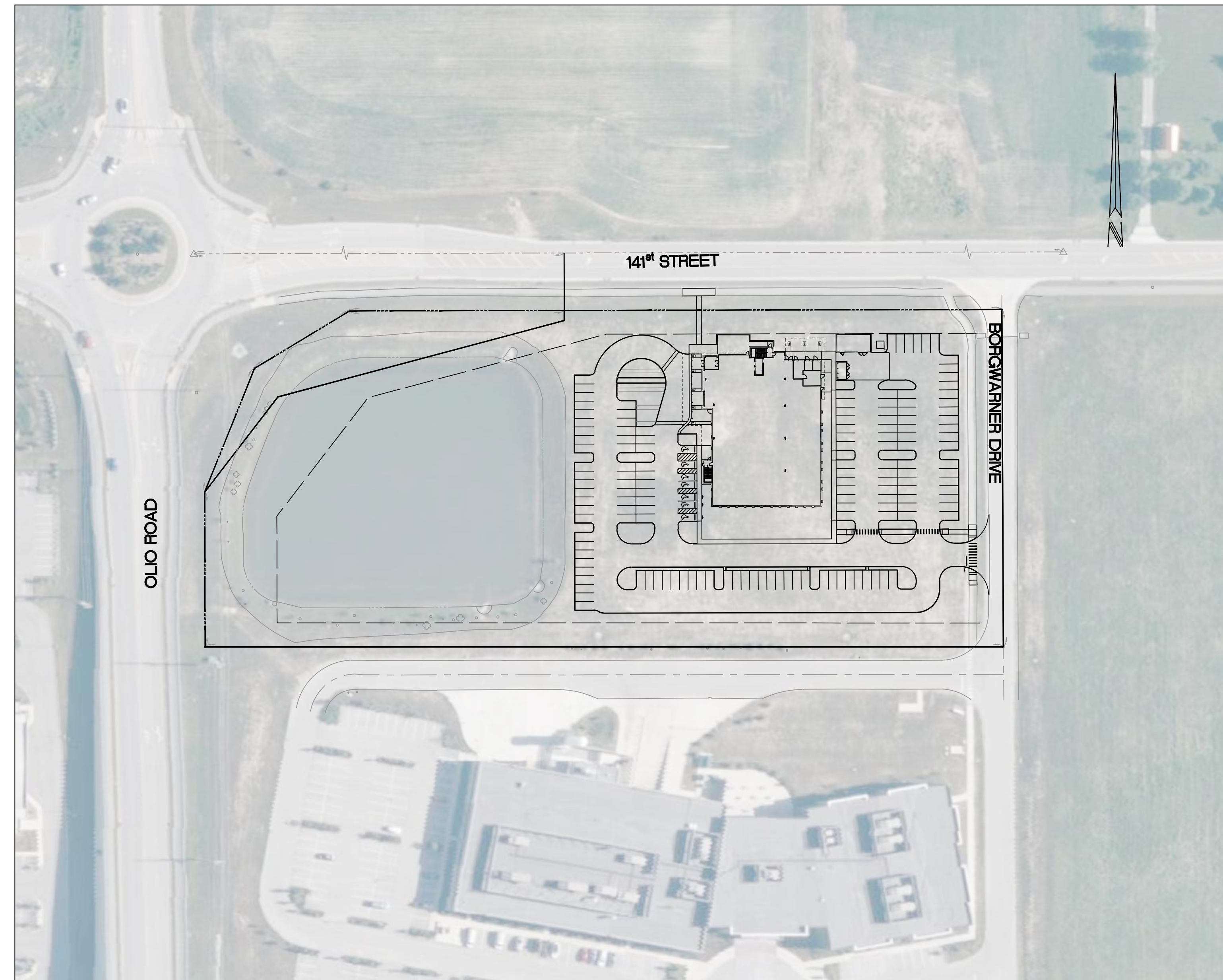
**OWNER:**  
**INDIANA JOINT REPLACEMENT INSTITUTE**  
 3834 S. EMERSON AVE, SUITE A  
 INDIANAPOLIS, IN 46203  
 317.620.0232

**ARCHITECT:**  
**BOULDER ASSOCIATES**  
 5646 MILTON STREET, SUITE 240  
 DALLAS, TEXAS 75206  
 214.420.5700

**ENGINEER/SURVEY:**  
  
 Solutions by Design Since 1937  
 9339 PRIORITY WAY WEST DRIVE, SUITE 100  
 INDIANAPOLIS, INDIANA 46240  
 317.844.6777  
 www.cripe.biz



# DETAILED DEVELOPMENT PLANS FOR IJRI SITE, CORE AND SHELL



DESIGN PROFESSIONAL CERTIFYING THE PLANS FOR THE PROJECT ACKNOWLEDGES THEIR PROFESSIONAL RESPONSIBILITY FOR ENSURING THAT ALL WORK IS CORRECT, ACCURATE, AND COMPLIES WITH ALL APPROPRIATE LAWS, STANDARD, REGULATIONS, AND ORDINANCES. IF SUCH AN ERROR AND/OR OMISSION IS FOUND, THE DEVELOPER IS NOT RELIEVED TO COMPLY WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS, AND ORDINANCES.

**AGENCY & UTILITY INFO:**

AGENCY/UTILITY	PHONE NUMBER
NOBLESVILLE DEPARTMENT OF PLANNING AND DEVELOPMENT	317-776-6325
NOBLESVILLE ENGINEERING DEPARTMENT	317-776-6330
NOBLESVILLE FIRE DEPARTMENT	317-776-6336
HAMILTON COUNTY SWCD	317-773-2181
ELECTRIC COMPANY - DUKE	317-488-3514
GAS COMPANY - CENTER POINT ENERGY (VECTREN)	317-260-5301
TELEPHONE COMPANY - AT&T	317-722-2299
CABLE COMPANY - COMCAST	317-275-6351
WATER COMPANY - INDIANA AMERICAN WATER (INAW)	1-800-492-8373
NOBLESVILLE UTILITY DEPARTMENT (SANITARY)	317-776-6353

**CAUTION**  
 LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

**PROJECT DATA:**

PROJECT ADDRESS	0 BORGWARNER DR
LOT AREA	6.175 AC
PROJECT AREA	4.1 ± AC
STANDARD SPACES PROPOSED	143
ACCESSIBLE SPACES PROPOSED	7
TOTAL PARKING SPACES	150

**SHEET INDEX:**

SHEET	DESCRIPTION
C001	COVER SHEET
C101	EXISTING CONDITIONS AND DEMOLITION PLAN
C201	SITE PLAN
C202	SITE DETAILS
C301	GRADING PLAN
C401	STORMWATER POLLUTION PREVENTION PLAN
C402	STORMWATER POLLUTION PREVENTION NOTES
C501	UTILITY PLAN
C502	UTILITY DETAILS
C701	STORM SEWER PLAN AND PROFILES
C702	STORM SEWER DETAILS

**HITCHCOCK DESIGN GROUP - LANDSCAPE**

L2.01	PLANTING PLAN
L2.02	PLANTING SCHEDULE & REQUIREMENTS
L3.01	PLANTING DETAILS

**SW ASSOCIATES CONSULTING ENGINEERS - PHOTOMETRIC**

1 OF 2	PHOTOMETRIC PLAN
2 OF 2	PHOTOMETRIC PLAN

**NOBLESVILLE, INDIANA CITY STANDARDS**

1	DIRECTIONS FOR USE AND GENERAL NOTE
3	PAVEMENT DETAILS AND NOTES
4	MISCELLANEOUS ROADWAY DETAILS]
6	SIDEWALK AND CURB RAMP DETAILS AND NOTES
7	STORM SEWER BEDDING DETAILS AND DETENTION NOTES & DETAILS
8	STORM INLET DETAILS AND NOTES
9	STORM MANHOLE DETAILS AND NOTES
10	SANITARY SEWER GENERAL NOTES AND SPECIFICATIONS
12	SANITARY SEWER PIPE AND BEDDING DETAILS
13-14	SANITARY SEWER STRUCTURES AND CONNECTION DETAILS
17	MOMENTATION GUIDELINES AND FIRE DEPARTMENT NOTES & DETAILS
18	STREET SIGN DETAILS AND NOTES
26-28	SWPPP DETAILS

**BENCHMARKS:**

REFERENCE BENCHMARK: HCBR469 - HAMILTON COUNTY GEODETIC CONTROL DISK ON THE SOUTHWEST CORNER OF THE BRIDGE ON OLIO ROAD OVER I-69. LOCATED ON THE SOUTH END OF THE HANDRAIL OF THE SOUTH BRIDGE APPROACH.  
 ELEV. = 867.73 (NAVD 88)

TEMPORARY BENCHMARK #1: SET CUT BOX IN THE NORTH SIDE OF A CONC. LIGHT BASE. APPROXIMATELY 3.2 FEET NORTH OF THE NORTH EDGE OF AN ASPHALT ACCESS DRIVE AND APPROXIMATELY 151 FEET WEST OF THE CENTERLINE OF BORGWARNER DRIVE.  
 ELEV. = 841.93 (NAVD 88)

**CRIFE TEAM:**

PROJECT MANAGER	CHRIS WISEMAN, PE	317-706-6429
PROJECT ENGINEER	SUSAN NORRIS, EI	317-706-6347
DESIGN ASSOCIATE	SHANNON SHAW	317-706-6312
QUALITY ASSURANCE	GARY MURRAY, PE, LEED AP	317-706-6310



**BOULDER ASSOCIATES**  
 5646 MILTON STREET, SUITE 240  
 DALLAS, TEXAS 75206  
 214.420.5700



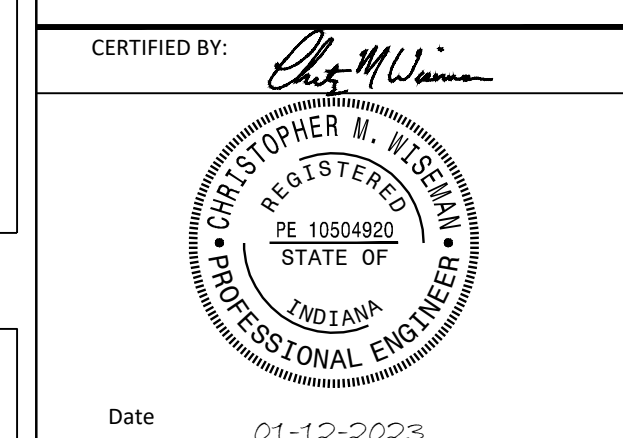
Solutions by Design Since 1937  
 9339 PRIORITY WAY W. DR., SUITE 100  
 INDIANAPOLIS, INDIANA 46240  
 317.844.6777 www.cripe.biz

PROJECT 225462.00

**IJRI SITE, CORE AND SHELL**


**CITY SUBMITTAL**

DATE	01/12/2023
REVISIONS	
DESCRIPTION	DATE



SHEET TITLE  
**COVER SHEET**

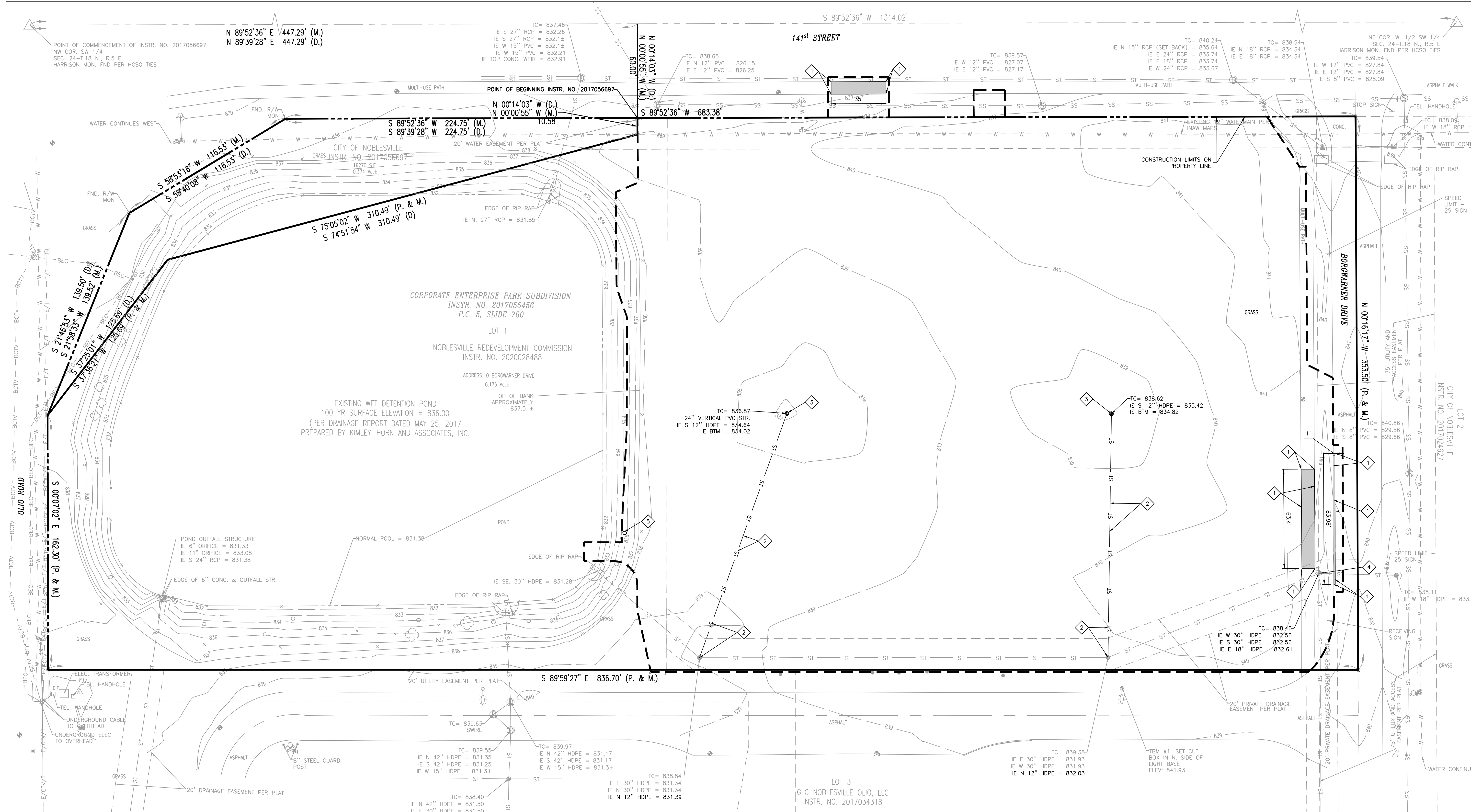
SHEET NUMBER  
**C001**



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

Drawn By: S. SHAW  
 Checked By: S. NORRIS, EI  
 Quality Assurance: C. WISEMAN, PE  
 IFC Project Number: 220160-20000

O:\2022\220160\20000\Cad\Eng\CD\CS\_Cover Sheet.dwg, January 12, 2023, 4:11 PM, SHANNON SHAW, JR., © Paul I. Cripe, Inc.



**EXISTING CONDITIONS LEGEND**

SS	SANITARY SEWER & MANHOLE	⊕	POWER POLE
ST	STORM SEWER; END SECTION, INLET & M.H.	—	GUY WIRE
G	GAS LINE	⊕	UTILITY RISER; TELEPHONE, ELECTRIC & CABLE TV
W	WATER LINE	⊕	ELECTRIC TRANSFORMER
E	ELECTRIC LINE (AERIAL)	⊕	AIR CONDITIONER UNIT
T	TELEPHONE LINE (AERIAL)	⊕	STREET LIGHT
CTV	CABLE TELEVISION (AERIAL)	⊕	LIGHT POLE
BTC	BURIED TELE. CABLE	⊕	FLOOD LIGHT
BEC	BURIED ELEC. CABLE	⊕	TRAFFIC MANHOLE AND SIGNAL POLE
BCTV	BURIED CABLE TV	⊕	FIRE HYDRANT
—	GUARDRAIL	⊕	BURIED GAS & WATER
—	RIGHT OF WAY LINE (R/W)	⊕	STREET SIGN
—	PROPERTY LINE	⊕	WATER, TELEPHONE AND ELECTRIC MANHOLE
—	EASEMENT LINE	⊕	SEWER CLEANOUT
—	CENTER LINE	⊕	ELECTRIC, GAS AND WATER METER
—	SWALE LINE	⊕	PIPELINE MARKER POST
D	DEED DIMENSION	⊕	MAILBOX
M	MEASURED DIMENSION	⊕	GUARD POST
P	PLAT DIMENSION	⊕	SPRINKLER HEAD
R	RADIUS	⊕	IRRIGATION CONTROL BOX
L	ARC LENGTH	⊕	

**DEMOLITION PLAN LEGEND**

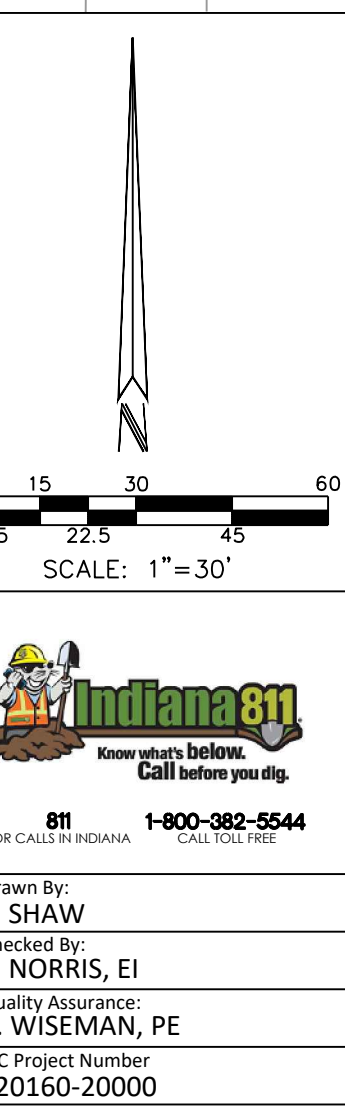
H.H.	HANDHOLE	⊕	SPOT GRADE
FND.	FOUND	⊕	TOP CURB/GUTTER GRADE
CONC.	CONCRETE	⊕	MONITORING WELL
ASPH.	ASPHALT	⊕	FIRE SERVICE STAND PIPE
TC	TOP OF CASTING ELEVATION	⊕	GAS VENT PIPE
IE	INVERT ELEVATION	⊕	SEPTIC TANK LID
FFE	FINISH FLOOR ELEVATION	⊕	WELL CAP
TBM	TEMPORARY BENCHMARK	⊕	AIR RELIEF VALVE
⊕	⊕ DENOTES A 5/8" DIA. REBAR WITH YELLOW PLASTIC CAP SET. CAP STAMPED "CRIPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.	⊕	UNDERGROUND TANK FILLER PIPE
○	○ DENOTES A MAG NAIL WITH WASHER SET. WASHER STAMPED "CRIPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.	⊕	PIPELINE MARKER POST
		⊕	MAILBOX
		⊕	GUARD POST
		⊕	SPRINKLER HEAD
		⊕	IRRIGATION CONTROL BOX
		⊕	

**DEMOLITION PLAN NOTES**

- UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE ALL WORK ASSOCIATED WITH THE ABANDONMENT, REMOVAL, RELOCATION, AND INSTALLATION OF UTILITIES WITH EVERY UTILITY COMPANY AND OBTAIN THEIR APPROVAL PRIOR TO PERFORMING ANY UTILITY WORK.
- ALL DEMOLISHED MATERIAL TO BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED, AND SHALL BE LEGALLY DISPOSED OF OFF-SITE.
- CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PER SHEET C401-C403 PRIOR TO COMMENCING DEMOLITION.
- MAINTAIN PROPER DRAINAGE IN DEMOLITION AREAS.
- SAWCUT ASPHALT SURFACES FOR REMOVAL AS NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO ALL SITE ENTITIES THAT ARE TO REMAIN.
- CONTRACTOR TO ESTABLISH NEW LOCAL SURVEY CONTROL SYSTEM (VERTICAL AND HORIZONTAL) PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. MANY TEMPORARY BENCHMARKS UTILIZED IN THE PREPARATION OF THE TOPOGRAPHIC SURVEY FOR THE DESIGN WILL BE RELOCATED AS PART OF CONSTRUCTION.
- ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- DESIGN PROFESSIONAL CERTIFYING THE PLANS FOR THE PROJECT ACKNOWLEDGES THEIR PROFESSIONAL RESPONSIBILITY FOR ENSURING THAT ALL WORK IS CORRECT, ACCURATE, AND COMPLIES WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS, AND ORDINANCES. IF SUCH AN ERROR AND/OR OMISSION IS FOUND, THE DEVELOPER IS NOT RELIEVED TO COMPLY WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS, AND ORDINANCES.

**KEYNOTE LEGEND**

- SAWCUT AND REMOVE ASPHALT AND GRANULAR SUBBASE
- REMOVE STORM SEWER PIPE. FILL VOID IN MANHOLE WITH NON-SHRINK GROUT PER CITY OF NOBLESVILLE STANDARDS.
- REMOVE STORM SEWER STRUCTURE
- CORE DRILL EXISTING STRUCTURE FOR PROPOSED STORM PIPE
- REMOVE TREE AND ROOT BALL IN ITS ENTIRETY



**BA**  
BOULDER ASSOCIATES  
5646 MILTON STREET, SUITE 240  
DALLAS, TEXAS 75206  
214.420.5700

**Cripe**  
Solutions by Design Since 1937  
9339 PRIORITY WAY W. DR., SUITE 100  
INDIANAPOLIS, INDIANA 46240  
317.844.6777 www.cripe.biz

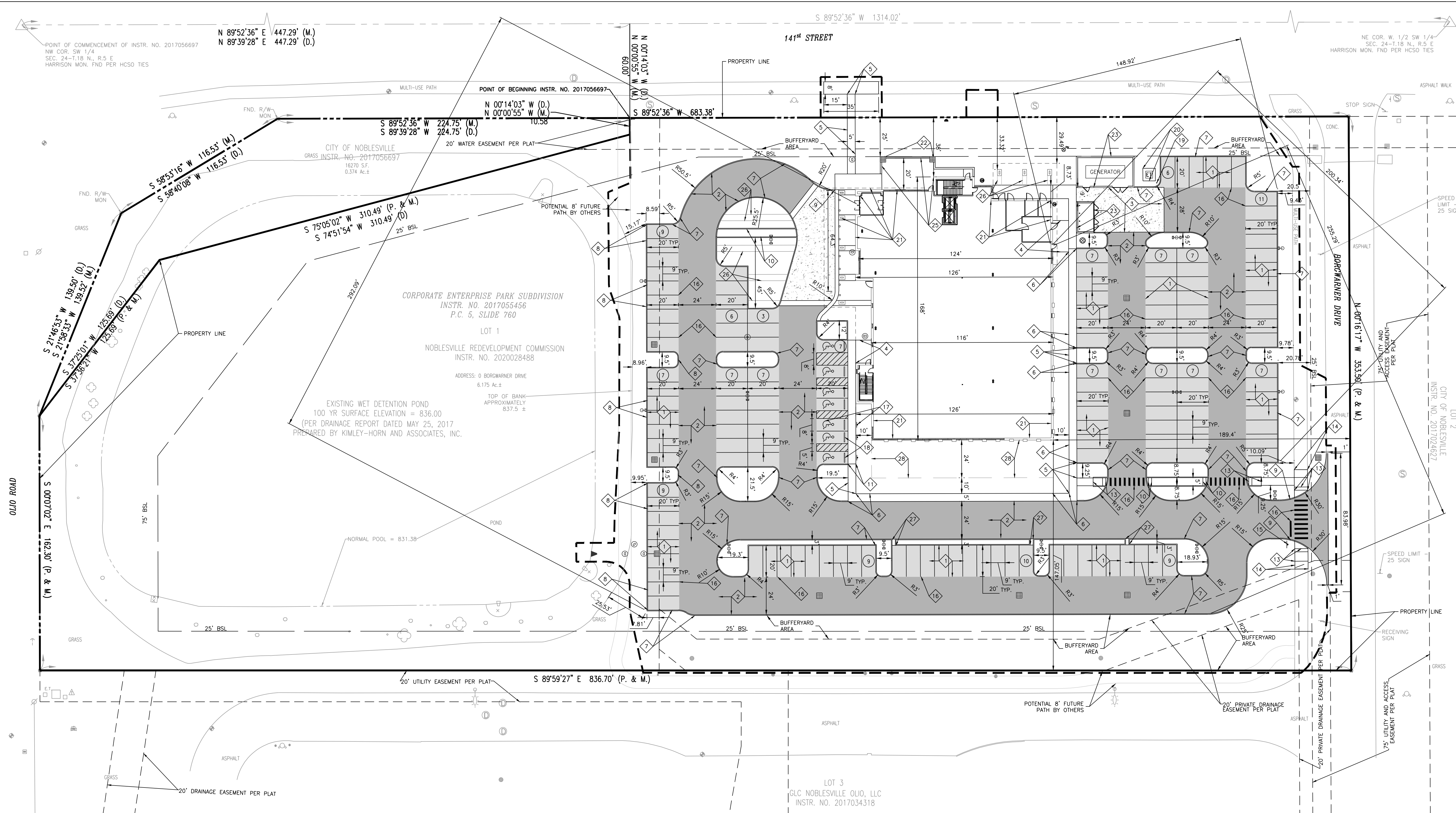
PROJECT 225462.00  
**IJRI SITE, CORE AND SHELL**

**CITY SUBMITTAL**

DATE	01/12/2023
REVISIONS	
DESCRIPTION	DATE

CERTIFIED BY: *Chris Wiseman*  
  
 Date 01-12-2023  
 SHEET TITLE  
**EXISTING CONDITIONS AND DEMOLITION PLAN**  
 SHEET NUMBER  
**C101**

0:\2023\220160\20000\Cadd\Eng\CAD\CID\_Existing Conditions and Demolition Plan.dwg, January 12, 2023 4:13 PM, SHANNON SHAW, JR., © Paul I. Cripe, Inc.  
 THIS DRAWING IS THE PROPERTY OF CRIPE & ASSOCIATES, INC.



**SITE PLAN LEGEND**      **SITE WORK GENERAL NOTES AND SPECIFICATIONS**      **SITE PLAN NOTES**      **KEYNOTE LEGEND**

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

- 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.
- EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- 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.
- MAPPED LOCATIONS & ELEVATIONS OF "FLOODWAY LIMITS" AND "100 YEAR FLOOD LIMITS" ARE NOT SHOWN ON THIS SITE. DEVELOPER TO REFER TO NATIONAL FLOOD HAZARD INSURANCE MAP (F.E.M.A.) TO DETERMINE FLOOD HAZARD POTENTIAL PRIOR TO PROJECT CONSTRUCTION. NOTE WET DETENTION POND HAS A 100 YEAR ELEVATION OF 836.00

- ALL RADII 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 RADII TO BE FOUR (4) 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.
- ALL PARKING STALLS SHALL BE 9' X 20'. WHERE INTEGRAL CURB AND WALK IS ADJACENT TO A PARKING STALL, TWO (2) FEET OF SIDEWALK SHALL BE UTILIZED AS PARKING AREA OVERHANG. PARKING STALLS ARE DIMENSIONED TO THE FACE OF CURBS.
- 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.
- REFER TO SHEET C202 AND CITY OF NOBLESVILLE DETAIL SHEETS FOR DETAILS REFERENCED.
- ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY SO THAT CLARIFICATION OR REVISION MAY OCCUR.
- DESIGN PROFESSIONAL CERTIFYING THE PLANS FOR THE PROJECT ACKNOWLEDGES THEIR PROFESSIONAL RESPONSIBILITY FOR ENSURING THAT ALL WORK IS CORRECT, ACCURATE, AND COMPLIES WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS, AND ORDINANCES. IF SUCH AN ERROR AND/OR OMISSION IS FOUND, THE DEVELOPER IS NOT RELIEVED TO COMPLY WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS, AND ORDINANCES.

	ASPHALT PAVEMENT SECTION		ACCESSIBLE PARKING SPACE
	HEAVY DUTY ASPHALT PAVEMENT SECTION		CONCRETE PARKING BUMPER
	CONCRETE PAVEMENT		PROTECTIVE POST
	CONCRETE STOOP		CONCRETE PAD FOR ELECTRIC TRANSFORMER (REFER TO DUKE ENERGY STANDARDS AND SPECIFICATIONS)
	CONCRETE SIDEWALK (LIMITS ILLUSTRATED MAY BE DIFFERENT AT SAWCUT LOCATIONS DUE TO EXISTING JOINT LOCATIONS AND DEMOLITION LIMITS).		PROPOSED BUILDING (REFER TO ARCHITECTURAL, STRUCTURAL, AND MEP PLANS)
	CONCRETE WALK AND CURB (LIMITS ILLUSTRATED MAY BE DIFFERENT AT SAWCUT LOCATIONS DUE TO EXISTING JOINT LOCATIONS AND DEMOLITION LIMITS).		SEAT WALL (REFER TO ARCHITECTURAL AND STRUCTURAL PLANS)
	18" BOX CURB (REFER TO SHEET 4 OF NOBLESVILLE, INDIANA CITY STANDARDS)		DUMPSTER AND GENERATOR ENCLOSURE (REFER TO ARCHITECTURAL AND STRUCTURAL PLANS)
	8" CONCRETE STRAIGHT CURB		LIGHT POLE AND FOUNDATION (REFER TO ELECTRICAL PLANS)
	CURB END TRANSITION		CONCRETE PATIO
	MEDIAN CURB RAMP (REFER TO SHEET 6 OF NOBLESVILLE, INDIANA CITY STANDARDS)		GRAVEL PAD SECTION (REFER TO LANDSCAPE PLANS)
	PARALLEL CURB RAMP (REFER TO SHEET 6 OF NOBLESVILLE, INDIANA CITY STANDARDS)		CONCRETE FLUME
	PERPENDICULAR CURB RAMP (REFER TO SHEET 6 OF NOBLESVILLE, INDIANA CITY STANDARDS)		FUTURE BUILDING EXPANSION
	ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP (REFER TO SHEET 6 OF NOBLESVILLE, INDIANA CITY STANDARDS)		
	MULTI-USE PATH (REFER TO SHEET 3 OF NOBLESVILLE, INDIANA CITY STANDARDS)		
	TYPICAL STREET SIGN - STOP SIGN (REFER TO SHEET 18 OF NOBLESVILLE, INDIANA CITY STANDARDS)		
	PAVEMENT MARKINGS		

DATE: 01/12/2023

REVISIONS:

DESCRIPTION	DATE

CITY SUBMITTAL

DATE: 01/12/2023

REVISIONS:

DESCRIPTION	DATE

CITY OF NOBLESVILLE

INSTR. NO. 2017024627

LOT 2

DATE: 01-12-2023

SHEET TITLE: **SITE PLAN**

SHEET NUMBER: **C201**

Drawn By: S. SHAW  
 Checked By: S. NORRIS, EI  
 Quality Assurance: C. WISEMAN, PE  
 Project Number: 220160-20000

Indiana 811  
 Know what's below. Call before you dig.  
 811 FOR CALLS IN INDIANA 1-800-382-5544

**BOULDER ASSOCIATES**

5646 MILTON STREET, SUITE 240  
 DALLAS, TEXAS 75206  
 214.420.5700

**Cripe**

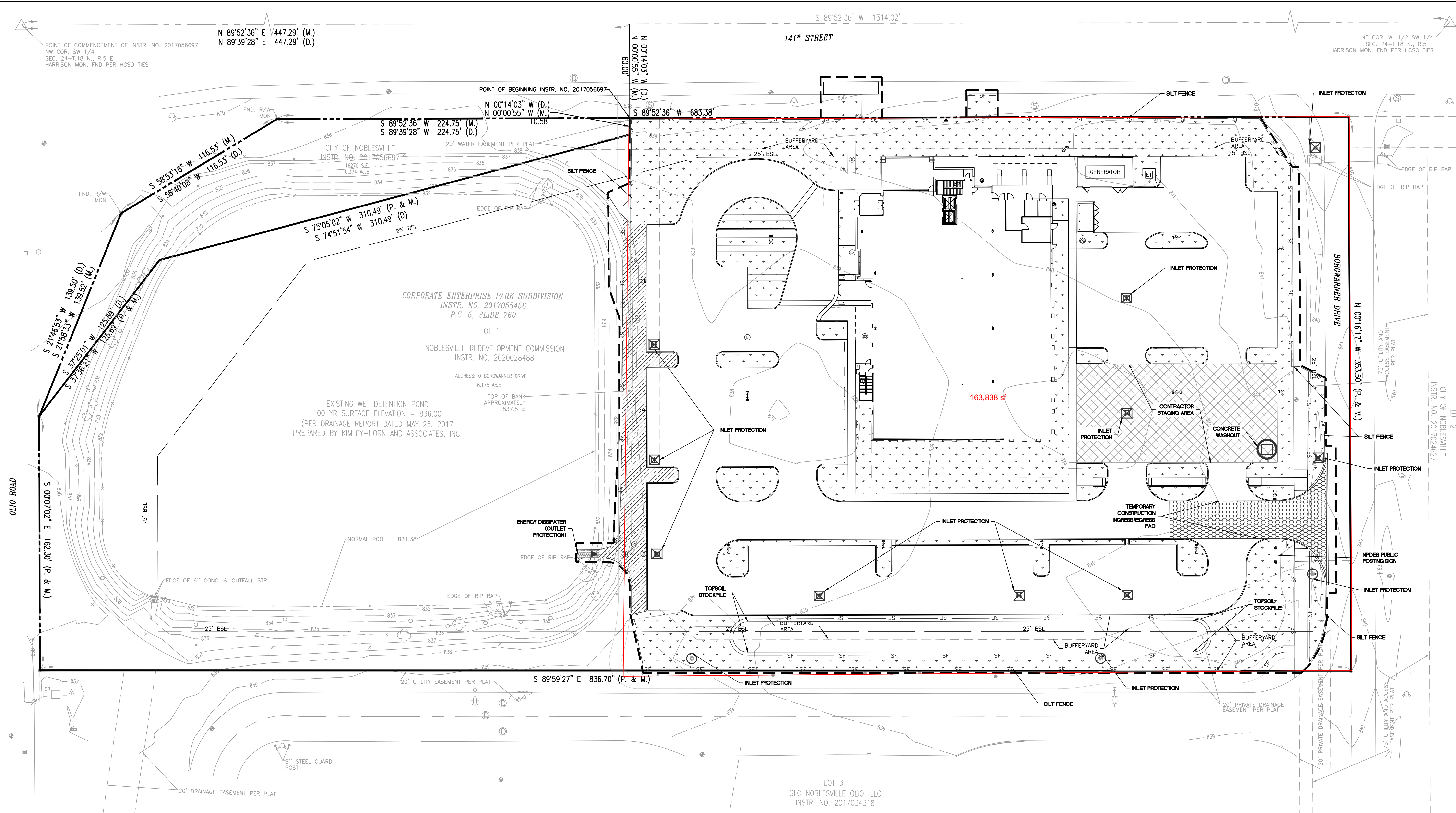
Solutions by Design Since 1937

9339 PRIORITY WAY W. DR., SUITE 100  
 INDIANAPOLIS, INDIANA 46240  
 317.844.6777 www.cripe.biz

PROJECT: 225462.00

**IJRI SITE, CORE AND SHELL**

O:\2022\220160\20000\Cad\Eng\C201\_Site Plan.dwg, January 12, 2023 4:19 PM, SHANNON SHAW, JR., © Paul L. Cripe, Inc.  
 THIS FILE IS IN CONTROL AND SHOULD NOT BE MODIFIED



**BA**  
BOULDER ASSOCIATES

5646 MILTON STREET, SUITE 240  
DALLAS, TEXAS 75206  
214.420.5700

**Cripe**  
Solutions by Design Since 1937

9339 PRIORITY WAY W. DR., SUITE 100  
INDIANAPOLIS, INDIANA 46240  
317.844.6777 www.cripe.biz

PROJECT 225462.00

**IJRI SITE, CORE AND SHELL**

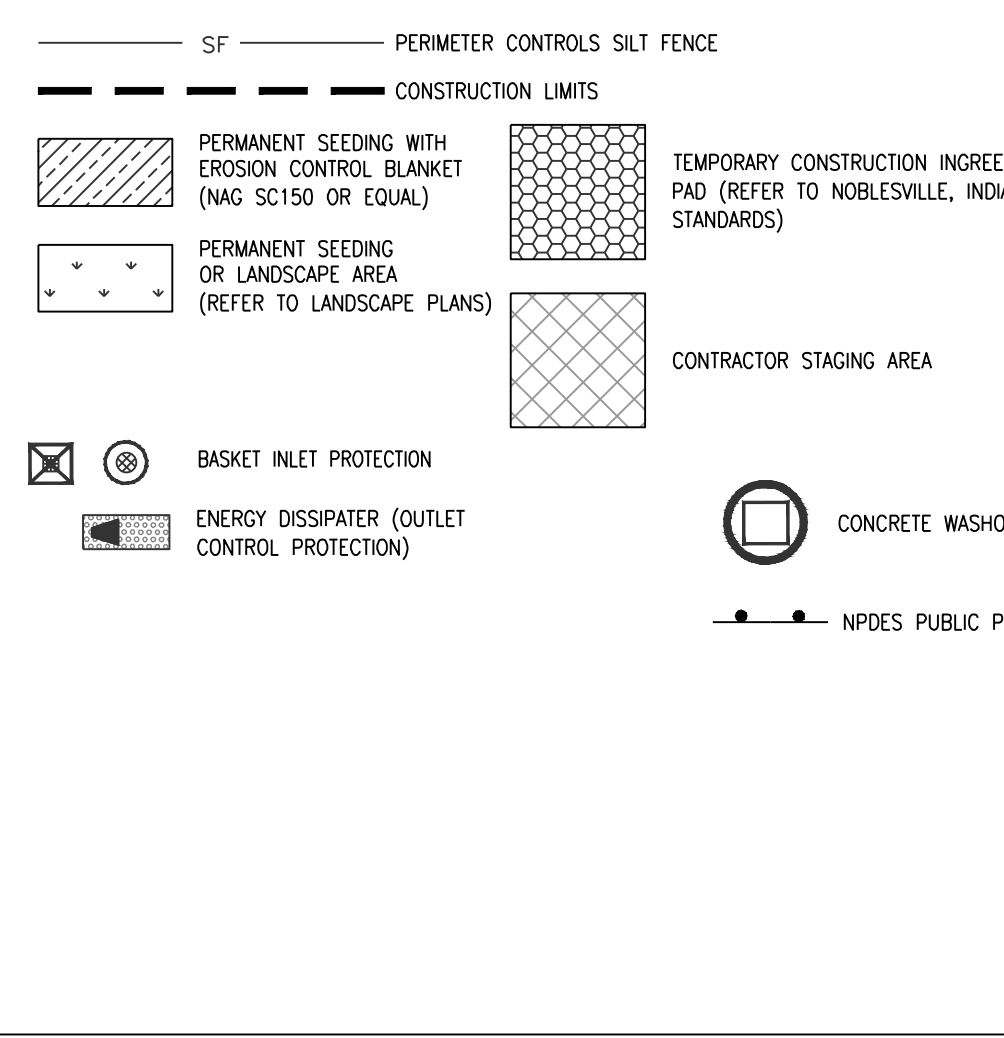
**CITY SUBMITTAL**

DATE 01/12/2023

REVISIONS

DESCRIPTION	DATE

**STORMWATER POLLUTION PREVENTION PLAN LEGEND**



**STORMWATER POLLUTION PREVENTION PLAN NOTES**

- REFER TO SHEET C403 FOR SOILS MAP AND SOIL CHARACTERISTICS.
- REFER TO SHEET C402 FOR STORMWATER POLLUTION PREVENTION PLAN DETAILS.
- REFER TO LANDSCAPE PLANS FOR PLANTING DETAILS. ANY MOUNDING NOTED ON LANDSCAPE PLANS SHALL NOT CHANGE THE DRAINAGE PATTERN NOTED ON THE GRADING PLAN SHEET C301.
- PERIMETER CONTROLS SILT FENCE TO BE INSTALLED PRIOR TO CONSTRUCTION.
- EROSION CONTROL MEASURES TO BE MAINTAINED THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.
- REFER TO THE STORMWATER POLLUTION PREVENTIONS NOTES SHEET C403 FOR ALL EROSION CONTROL MEASURES, SCHEDULES, AND SEQUENCES.
- CONTRACTOR TO PROVIDE A STABLE TEMPORARY CONSTRUCTION INGRESS/EGRESS CONDITION FROM THE CONSTRUCTION SITE TO KEEP MUD AND SEDIMENT OFF PUBLIC ROADS.
- EROSION CONTROL MAINTENANCE - SITE TO BE INSPECTED AT LEAST ONCE A WEEK AND MAKE REPAIRS IMMEDIATELY AFTER PERIODS OF 1/2" RAINFALL OR GREATER.
- STORMWATER DISCHARGE WILL NOT ENTER THE GROUNDWATER FOR THIS PROJECT.
- NO FEMA MAPPED 100 YEAR FLOODPLAIN LOCATION ON THIS SITE. THERE IS A 100 YEAR WATER SURFACE ASSOCIATED WITH THE WET DETENTION POND AT ELEVATION 836.00.
- SITE DOES NOT HAVE HYDRIC SOILS.
- CONTRACTOR SHALL PROVIDE THE CITY OF NOBLESVILLE WITH A NARRATIVE DESCRIBING THE CONSTRUCTION SEQUENCE, INCLUDING START DATES FOR EACH LAND DISTURBING ACTIVITY.
- THE ACTUAL PERSON RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF THE EROSION CONTROL SHALL BE DETERMINED DURING THE BIDDING PROCESS. THE AWARD WINNING CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROL MEASURES. ONCE DETERMINED, CONTRACTOR SHALL COORDINATE WITH THE CITY.
- ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY SO THAT CLARIFICATION OR REVISION MAY OCCUR.
- DESIGN PROFESSIONAL CERTIFYING THE PLANS FOR THE PROJECT ACKNOWLEDGES THEIR PROFESSIONAL RESPONSIBILITY FOR ENSURING THAT ALL WORK IS CORRECT, ACCURATE, AND COMPLIES WITH ALL APPROPRIATE LAWS, STANDARD, REGULATIONS, AND ORDINANCES. IF SUCH AN ERROR AND/OR OMISSION IS FOUND, THE DEVELOPER IS NOT RELIEVED TO COMPLY WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS, AND ORDINANCES.

**STORMWATER POLLUTION PREVENTION PLAN SEQUENCE AND IMPLEMENTATION**

- INSTALL SILT FENCING. DUST SHALL BE KEPT TO A MINIMUM BY UTILIZING SPRINKLING WATER OR OTHER APPROVED METHODS.
- INSTALL INLET PROTECTION IN ALL EXISTING INLETS.
- INSTALL TEMPORARY CONSTRUCTION INGRESS/EGRESS PAD PER NOBLESVILLE, INDIANA CITY STANDARDS.
- IDENTIFY CONSTRUCTION STAGING AREA, CONCRETE WASHOUT AREAS, MATERIAL STORAGE AND TOPSOIL STOCKPILE AREAS. EACH AREA SHALL BE PROPERLY PROTECTED AND DELINEATED PRIOR TO CONSTRUCTION.
- THE IDEM NOI AND CONTACT INFORMATION FOR THE PERSON WITH ONSITE RESPONSIBILITIES MUST BE POSTED ONSITE, IN LOCATION AS SHOWN ON THIS SHEET.
- IDEM AND THE CITY OF NOBLESVILLE AGENCY MUST BE NOTIFIED WITHIN 48 HOURS OF COMMENCING CONSTRUCTION.
- CONTACT INDIANA UNDERGROUND PLANNED PROTECTION SYSTEMS, INC. ("INDIANA 811") FOR UNDERGROUND UTILITY LOCATIONS. (1-800-382-5544).
- BEFORE OPENING UP THE SITE, FIRST EVALUATE, MARK AND PROTECT IMPORTANT TREES AND ASSOCIATED ROOT ZONES. UNIQUE AREAS TO BE PRESERVED (I.E. WETLANDS), STREAMS, LAKES OR EXISTING VEGETATION SUITABLE FOR USE AS FILTER STRIPS (ESPECIALLY IN PERIMETER AREAS).
- STRIP AND STOCKPILE TOPSOIL ON-SITE. THEN INSTALL PERIMETER CONTROLS SILT FENCING PER CITY OF NOBLESVILLE STANDARDS.
- BEGIN MASS EARTHWORK FOR PROPOSED IMPROVEMENTS.
- REPAIR ANY SILT FENCING IF DAMAGED. IF SILT IS 1/3 HEIGHT OF FABRIC, REMOVE SILT AND REPLACE TO ORIGINAL CONDITION.
- IMMEDIATELY AFTER GRADING, APPLY SURFACE STABILIZATION PRACTICES ON ALL GRADED AREAS. USING PERMANENT MEASURES IN ACCORDANCE WITH THE EROSION CONTROL PLAN. HOWEVER, IF WEATHER DELAYS PERMANENT STABILIZATION, TEMPORARY SEEDING AND/OR MULCHING MAY BE NECESSARY AS A PROVISIONAL MEASURE. ALSO STABILIZE (USING TEMPORARY SEEDING/MULCHING OR OTHER SUITABLE MEANS) ANY DISTURBED AREA WHERE ACTIVE CONSTRUCTION WILL NOT TAKE PLACE FOR 15 WORKING DAYS.
- REMOVE TEMPORARY RUNOFF CONTROL STRUCTURES, ANY UNSTABLE SEDIMENT AROUND THEM, AND STABILIZE THOSE AREAS WITH PERMANENT SEEDING AND EROSION CONTROL BLANKET IF NECESSARY.
- AFTER CONSTRUCTION AND FINAL GRADING, PERMANENTLY STABILIZE ALL DISTURBED AREAS BEFORE INSTALLING ALL LANDSCAPING, PLANT BEDS, AND PERMANENT SEEDING.
- MAINTAIN ALL EROSION AND SEDIMENT CONTROL PRACTICES UNTIL SITE HAS BEEN GERMINATION.
- ONCE 80% GERMINATION ACHIEVED ANY REMAINING EROSION CONTROL MEASURES CAN BE RESUMED.

SCALE: 1" = 30'

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

Drawn By: S. SHAW  
Checked By: S. NORRIS, EI  
Quality Assurance: C. WISEMAN, PE  
The Project Number: 220160-20000

CERTIFIED BY: *Chris Wiseman*

DATE 01-12-2023

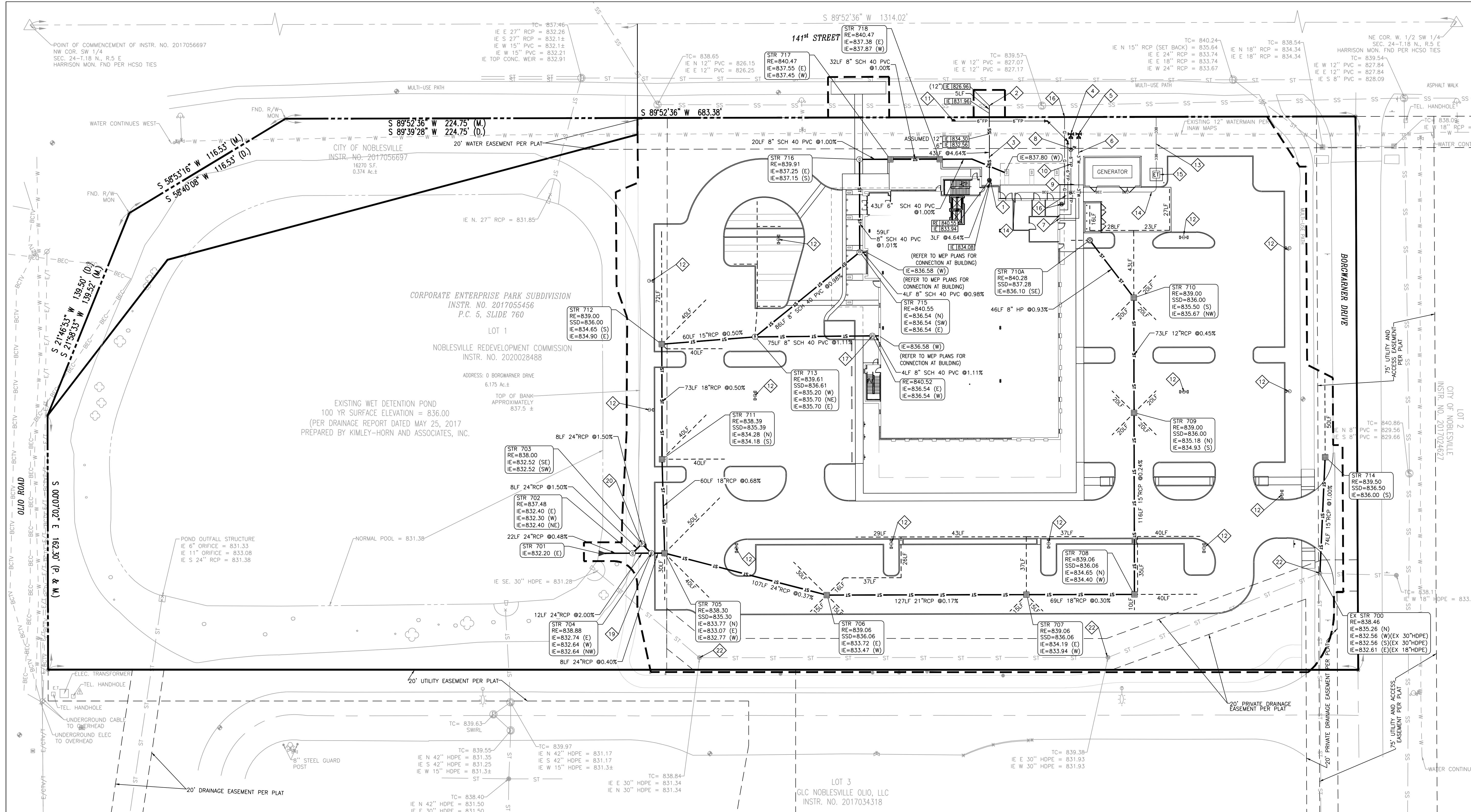
SHEET TITLE

**STORMWATER POLLUTION PREVENTION PLAN**

SHEET NUMBER

**C401**

O:\2022\220160\20000\Cadd\Eng\C401\_Stormwater Pollution Prevention Plan.dwg, January 12, 2023 4:15 PM, SHANNON SHAW, JR., © Paul I. Cripe, Inc.



UTILITY PLAN LEGEND	UTILITY PLAN NOTES	KEYNOTE LEGEND
<ul style="list-style-type: none"> <li>ST - ST - STORM SEWER, MANHOLE</li> <li>SSD - SUBSURFACE DRAIN (SSD)</li> <li>RD - RD - ROOF DRAIN, CLEANOUT</li> <li>W - W - WATER LINE, METER, VALVE</li> <li>SS - SS - SANITARY SEWER, MANHOLE</li> <li>SS - SS - SANITARY LATERAL, CLEAN OUT</li> <li>E - E - EASEMENT LINE</li> <li>REC - REC - BURIED ELECTRIC, MANHOLE</li> <li>CTV - CTV - OVERHEAD CABLE TELEVISION</li> <li>BCTV - BCTV - BURIED CABLE TELEVISION</li> <li>G - G - GAS LINE, METER, VALVE</li> <li>BTIC - BTIC - BURIED TELEPHONE LINE</li> </ul>	<ol style="list-style-type: none"> <li>SEE ARCHITECTURAL PLUMBING PLANS FOR PLUMBING DETAILS TO AREAS FIVE (5) FEET OUTSIDE AND INSIDE OF THE PROPOSED STRUCTURE.</li> <li>SITE CONTRACTOR TO VERIFY ALL BUILDING LATERALS WITH PLUMBING DRAWINGS PRIOR TO CONSTRUCTION.</li> <li>SITE UTILITY CONTRACTOR TO VERIFY BUILDING CONNECTION LOCATIONS AND ELEVATIONS WITH MEP AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.</li> <li>EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.</li> <li>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.</li> <li>WATER AND SEWER CROSSINGS AND SEPARATIONS SHALL BE IN ACCORDANCE WITH "TEN STATE STANDARDS" AND LOCAL CODES.</li> <li>WATER LINES THROUGHOUT THE PROJECT SHALL BE INSTALLED WITH AT LEAST 54 INCHES OF COVER TO PROVIDE PROTECTION FROM FREEZING.</li> <li>PLASTIC WATER LINES SHALL BEAR THE NSF SEAL OF APPROVAL AND MEET COMMERCIAL STANDARD NO. 256-3, PRODUCT STANDARD 22-70, OR ASTM D 2441.</li> <li>ALL SUB-SURFACE DRAIN (SSD) SHALL BE 6" PERFORATED DUAL WALL HDPE UNLESS NOTED OTHERWISE.</li> <li>INVERT ELEVATION OF SUB-SURFACE DRAIN (SSD) AT STRUCTURE TO BE THREE (3) FEET BELOW RIM ELEVATION.</li> <li>REFER TO SHEET C60X THRU C60Z FOR BACKFILL REQUIREMENTS FOR ALL UTILITIES.</li> <li>REFER TO SHEET C50X THRU C50Z FOR SANITARY SEWER DETAILS.</li> <li>REFER TO SHEET C70X THRU C70Z FOR STORM SEWER DETAILS.</li> <li>REFER TO SHEET C60X THRU C60Z FOR ALL OTHER UTILITY DETAILS.</li> <li>SEE STRUCTURE DATA TABLE DETAIL ON SHEET C60X FOR STRUCTURE AND CASTING TYPE AND SIZE.</li> <li>CONNECTIONS TO EXISTING STRUCTURES REQUIRE THAT THE STRUCTURE BE REHABILITATED TO CURRENT DPW DESIGN STANDARDS.</li> <li>ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.</li> </ol>	<ul style="list-style-type: none"> <li>17 - TYPE 1 CLEANOUT DETAIL WITH BACKWATER VALVE (REFER TO SHEET 12 OF NOBLESVILLE, INDIANA CITY STANDARDS)</li> <li>18 - SERVICE CONNECTION FOR SHALLOW SEWERS (LESS THAN 15' DEPTH) (REFER TO SHEET 14 OF NOBLESVILLE, INDIANA CITY STANDARDS)</li> <li>19 - 6" SDR 26 PVC SANITARY SEWER LATERAL (REFER TO SHEET 10 OF NOBLESVILLE, INDIANA CITY STANDARDS)</li> <li>20 - INSTALL 12"x6"x12" TAPPING SLEEVE AND TAPPING VALVE ON EXISTING 12" PVC WATER MAIN PER INDIANA AMERICAN WATER STANDARDS (REFER TO DETAIL ON SHEET C502)</li> <li>21 - 12"x3"x12" TEE</li> <li>22 - 3" HDPE DR11 DOMESTIC WATER LINE PER INAW STANDARDS AND SPECIFICATIONS</li> <li>23 - WATER METER TO BE LOCATED INSIDE THE BUILDING (SEE PLUMBING PLANS) PER INAW STANDARDS AND SPECIFICATIONS</li> <li>24 - POST INDICATOR VALVE WITH BOX WIRED TO THE FIRE PROTECTION ALARM SYSTEM (SEE ELECTRICAL PLANS AND THE FIRE PROTECTION PLANS FOR SPECIFICATIONS)</li> <li>25 - 6" C900 PVC FIRE PROTECTION LINE PER INAW STANDARDS AND SPECIFICATIONS</li> <li>26 - 6" C900 PVC FIRE PROTECTION LINE (DRY TO FDC ) PER INAW STANDARDS AND SPECIFICATIONS</li> <li>27 - FIRE DEPARTMENT CONNECTION (FDC) SHALL BE 5" STORZ CONNECTION PAINTED SAFETY RED WITH FDC SIGN (REFER TO SHEET 17 OF NOBLESVILLE, INDIANA CITY STANDARDS)</li> <li>28 - LIGHTING POLES, BASES, FIXTURES (REFER TO ELECTRICAL PLANS FOR DETAILS AND ELECTRICAL WIRING ROUTING AROUND SITE)</li> <li>29 - PRIMARY ELECTRIC SERVICE AND WIRING TO BE INSTALLED BY DUKE ENERGY</li> <li>30 - SECONDARY ELECTRIC SERVICE AND CONDUIT TO BE INSTALLED BY CONTRACTOR. CONTRACTOR TO COORDINATE CONNECTION TO TRANSFORMER WITH DUKE ENERGY (REFER TO ELECTRICAL PLANS)</li> <li>31 - ELECTRIC TRANSFORMER TO BE PROVIDED BY DUKE ENERGY. 8'x8' CONCRETE PAD AND CONDUITS TO BE INSTALLED BY CONTRACTOR (REFER TO ELECTRICAL PLANS AND DUKE ENERGY STANDARDS)</li> <li>32 - PROPOSED GAS METER AND LINES TO BE PROVIDED BY UTILITY COMPANY. CONTRACTOR TO COORDINATE WITH LOCAL UTILITY (REFER TO MEP PLANS FOR CONNECTION TO BUILDING)</li> <li>33 - STORM SEWER CLEANOUT</li> <li>34 - 6" PERFORATED DUAL WALL SUBSURFACE DRAIN MIN 0.50% SLOPE</li> <li>35 - STORMWATER QUALITY DIVERSION STRUCTURE WITH WEIR WALL</li> <li>36 - STORMWATER QUALITY HYDRODYNAMIC SEPARATOR (CONTECH CASCADE SEPARATOR CS-6) (REFER TO MANUFACTURER DETAILS ON SHEET C502)</li> <li>37 - DOWNSPOUT ADAPTOR</li> <li>38 - EXISTING STORM CASTING TO REMAIN IN PLACE AND BE UNDISTURBED DURING CONSTRUCTION</li> </ul>



**BOULDER ASSOCIATES**  
 5646 MILTON STREET, SUITE 240  
 DALLAS, TEXAS 75206  
 214.420.5700



**Solutions by Design Since 1937**  
 9339 PRIORITY WAY W. DR., SUITE 100  
 INDIANAPOLIS, INDIANA 46240  
 317.844.6777 www.cripe.biz

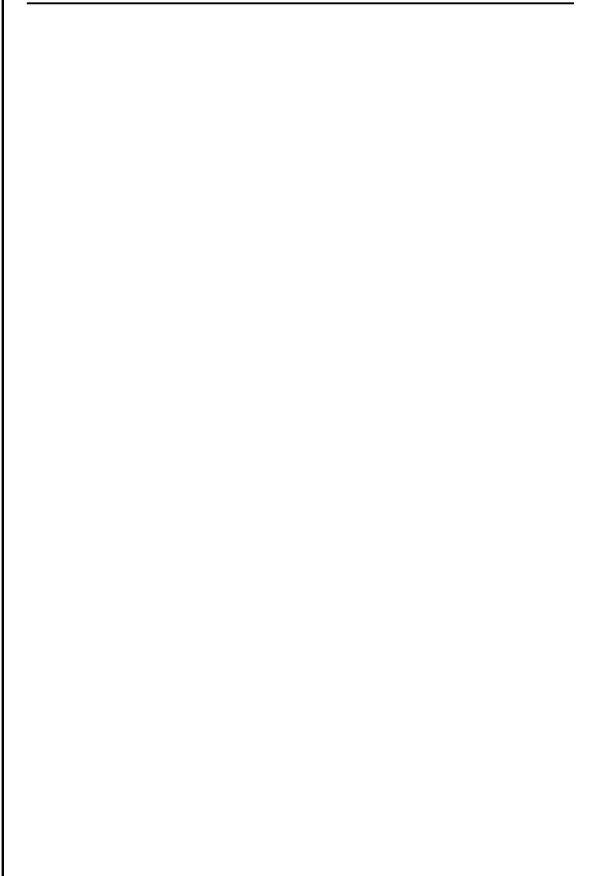
PROJECT 225462.00

**IJRI SITE, CORE AND SHELL**

CITY OF NOBLESVILLE  
 INSTR. NO. 2017024697  
 LOT 1  
 NOBLESVILLE REDEVELOPMENT COMMISSION  
 INSTR. NO. 2020028488  
 ADDRESS: 0 BORGWARNER DRIVE  
 6.175 AC ±  
 TOP OF BANK APPROXIMATELY 837.5 ±  
 EXISTING WET DETENTION POND  
 100 YR SURFACE ELEVATION = 836.00  
 (PER DRAINAGE REPORT DATED MAY 25, 2017  
 PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC.)

**CITY SUBMITTAL**

DATE	REVISIONS	DESCRIPTION	DATE
01/12/2023			



CERTIFIED BY: *Chris Wiseman*

DATE: 01-12-2023

SHEET TITLE: **UTILITY PLAN**

SHEET NUMBER: **C501**

Drawn By: S. SHAW  
 Checked By: S. NORRIS, EI  
 Quality Assurance: C. WISEMAN, PE  
 Project Number: 220160-20000

0:\2023\2160\20000\Cadd\Eng\C501\_UTILITY PLAN.dwg, January 12, 2023 4:10 PM, SHANNON SHAW, JR., © Paul L. Cripe, Inc.  
 THIS FILE IS UNLOCKED WHEN PRINTED TO PLOT