

# PRELIMINARY DEVELOPMENT PLANS

## FOR

### THE MARKETPLACE ON 146TH

### 146TH STREET & HOWE ROAD

### NOBLESVILLE, INDIANA



9025 River Road, Suite 200 | Indianapolis, Indiana 46240  
TEL: 317.547.5580 | FAX: 317.543.0270  
www.structurepoint.com

### THE MARKETPLACE ON 146TH

146th Street & Howe Road  
Noblesville, Indiana

**APPROVAL PENDING**  
NOT FOR CONSTRUCTION  
IN SUBMITTING BIDS IN RELIANCE ON  
THESE PLANS THE CONTRACTOR  
ASSUMES ALL RISKS OF ADDITIONAL  
COSTS OF REVISIONS DUE TO  
REQUIREMENTS OF THE OWNER OR  
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MATERIAL REVISIONS IN THE COURSE OF  
COMPLETING THE FINAL DESIGN.

CERTIFIED BY

#### ISSUANCE INDEX

DATE:  
06/12/2024  
PROJECT PHASE:  
PRELIMINARY DOCUMENTS

#### REVISION SCHEDULE

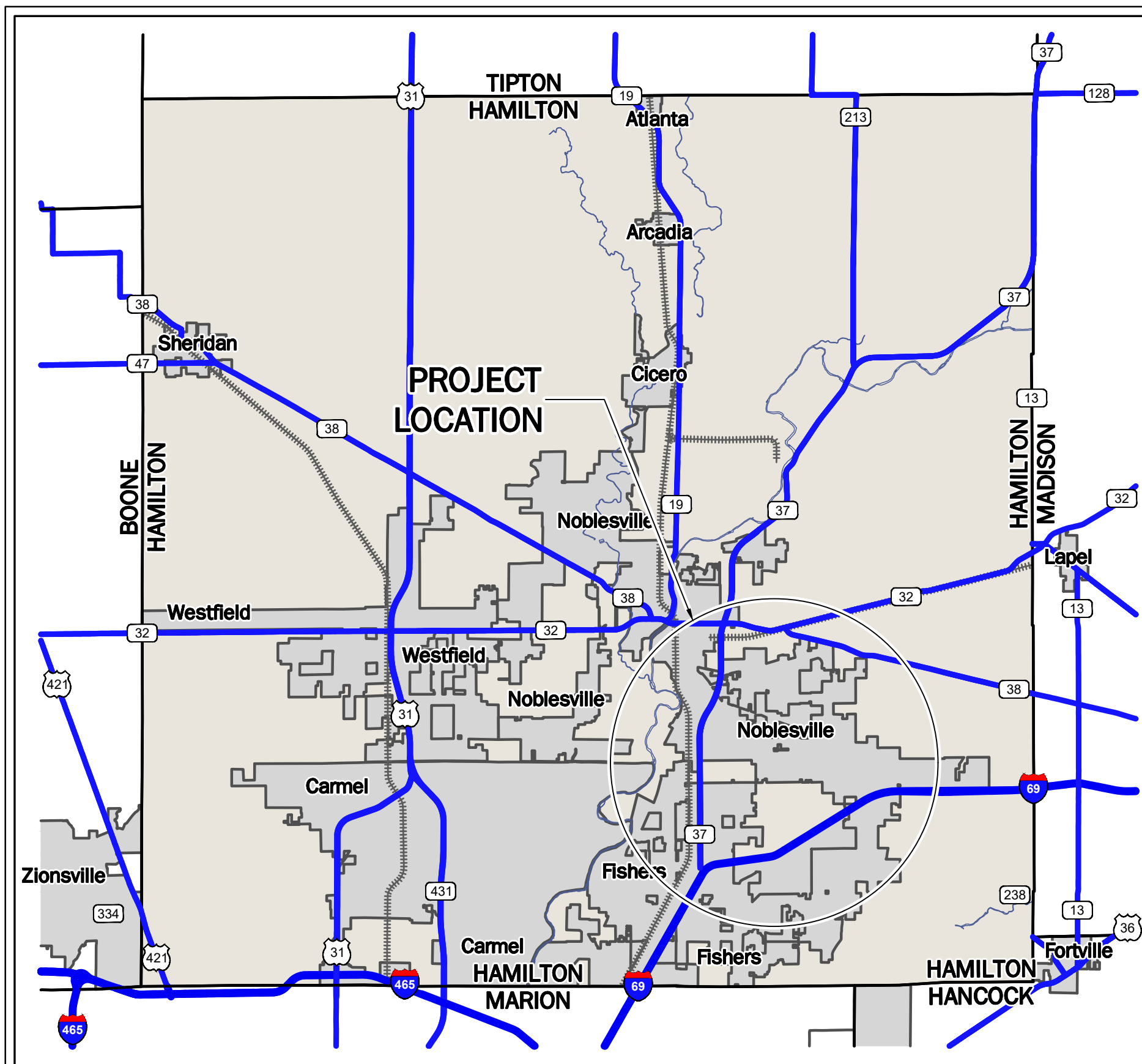
NO.	DESCRIPTION	DATE

Project Number 2023.00311

#### TITLE SHEET

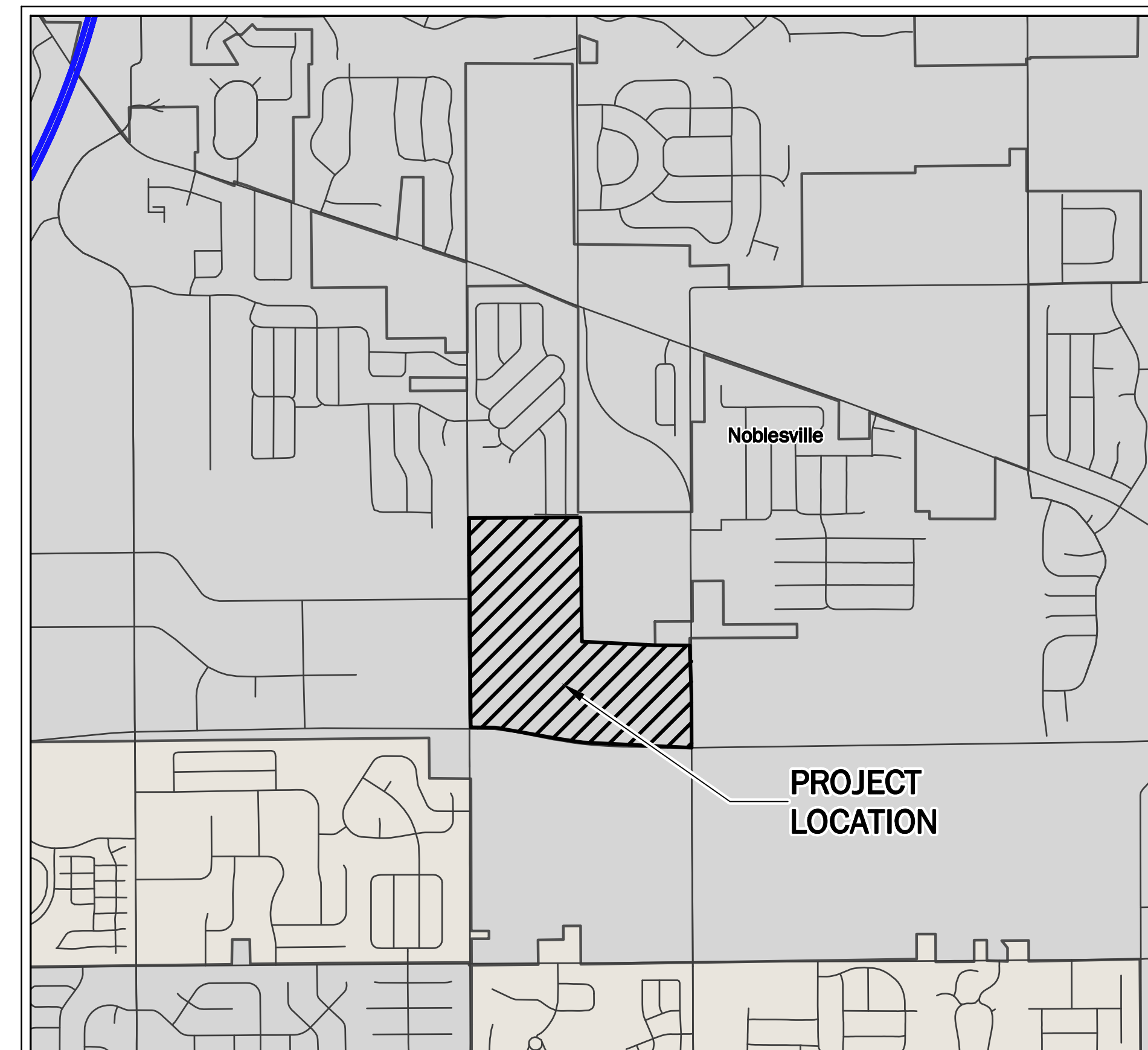
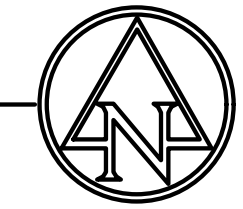
# C001

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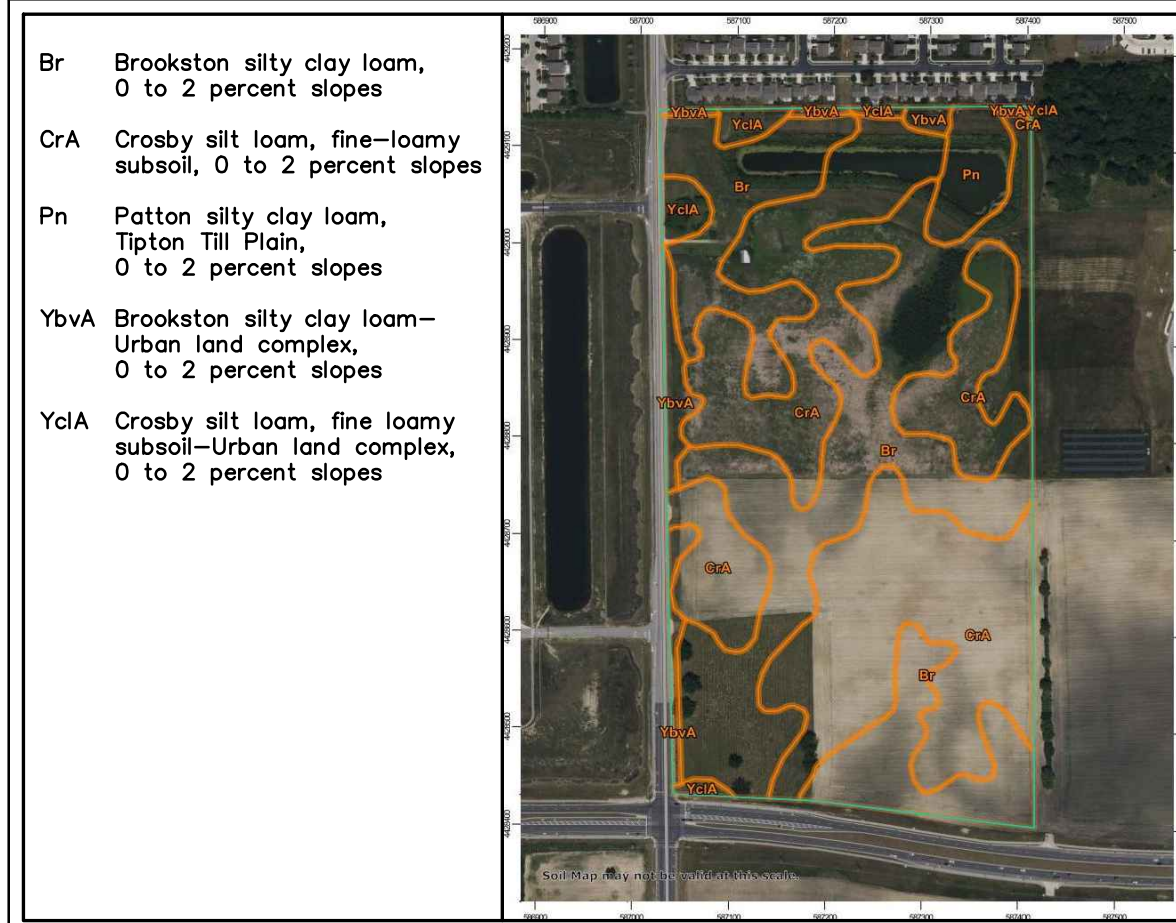
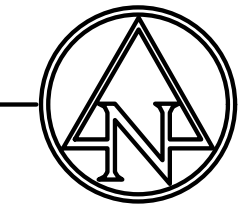
**LOCATION MAP**

NOT TO SCALE



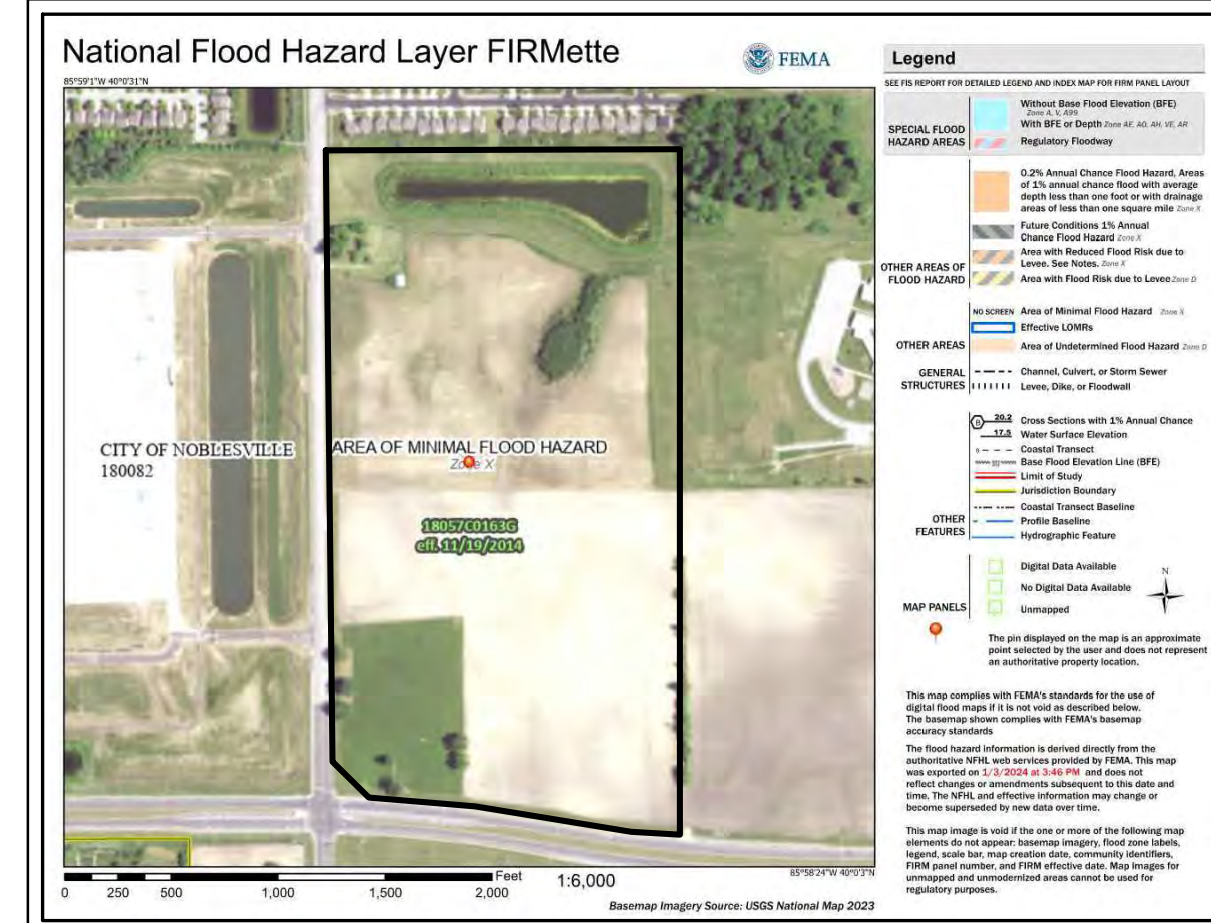
**VICINITY MAP**

NOT TO SCALE



**SOILS MAP**

NOT TO SCALE



**FEMA MAP**

NOT TO SCALE

UTILITY CONTACTS			
UTILITY	COMPANY	CONTACT	PHONE NO.
CITY ENGINEERING	CITY OF NOBLESVILLE	ODISE ADAMS	(317) 776-6330
ELECTRIC	DUKE ENERGY	MATT WALPE	1-800-774-0246
FIBER OPTIC	AT&T	BRIAN PETERS	(317) 252-4267
GAS	CENTERPOINT ENERGY	RANDY CRUTCHFIELD	(317) 776-5560
SANITARY SEWER	CITY OF FISHERS	JEREMY SCHMITT	(317) 595-3111
STORM SEWER	CITY OF NOBLESVILLE	ODISE ADAMS	(317) 776-6330
TELEPHONE	AT&T	BRIAN PETERS	(317) 252-4267
WATER	INDIANA AMERICAN WATER CO.	JOSH COX	(317) 900-4975

- GENERAL NOTES:**
- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
  - CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
  - SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

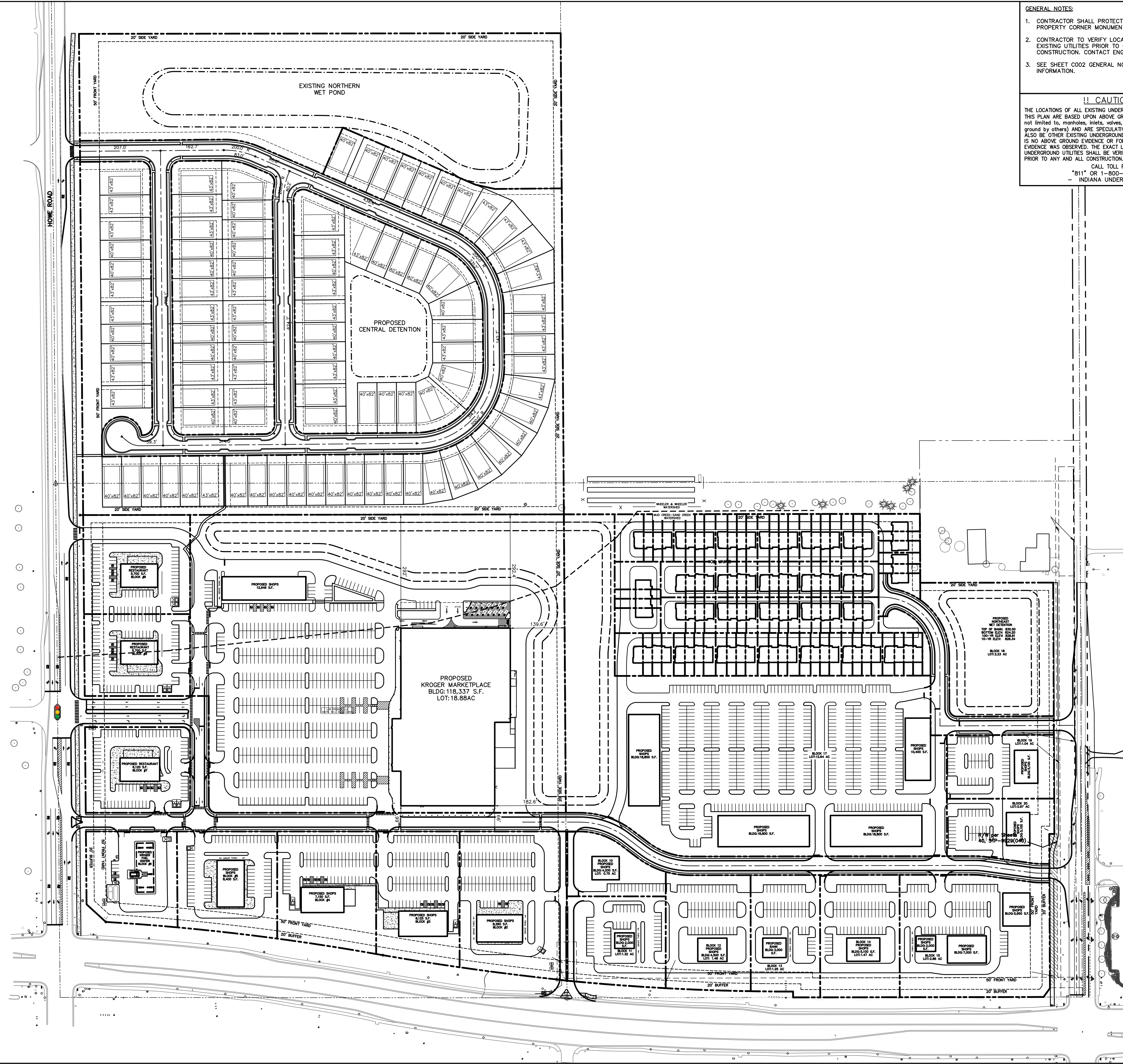
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CALL TOLL FREE  
\*811\* OR 1-800-382-5544  
- INDIANA UNDERGROUND -

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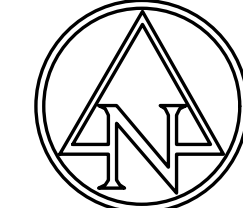
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 - INDIANA UNDERGROUND -



0' 120' 240'

SCALE: 1"=120'

**EXISTING LEGEND**

831	CONTOUR (MAJOR)	FO	FIBER OPTICS	
832	CONTOUR (MINOR)	G	GAS	
---	CONCRETE BUMPER	E	ELECTRIC	
---	RIGHT OF WAY MARKER	T	TELEPHONE	
---	GUY ANCHOR	---	WATER	
---	CAT TAILS	---	SANITARY SEWER	
---	STUMP	---	STW	STORM SEWER
---	DECIDUOUS TREE	---	CS	COMBINED SEWER
---	EVERGREEN TREE	---	---	UNDERGROUND OVERHEAD
---	BUSH	---	---	COMBINATION M.H.
---	FENCE	---	---	SANITARY M.H.
---	SIGN	---	---	CLEAN OUT
---	TRAFFIC SIGNAL POLE	---	---	CURB INLET
---	TRAFFIC SIGNAL M.H.	---	---	ROUND INLET (24" TYP)
---	DOOR	---	---	SQUARE INLET (24" TYP)
---	FLAG POLE	---	---	DRAINAGE M.H.
---	UTILITY POLE	---	---	END SECTION
---	PLAY GROUND EQUIP	---	---	GAS/WATER METER
---	BORE	---	---	TELE/CABLE/ELEC PEDESTAL
---	MAIL BOX	---	---	IRRIGATION/ELEC BOX
---	SPIQUET	---	---	AIR CONDITIONER
---	IRON PIN	---	---	ELECTRIC TRANSFORMER
---	TEST PIT	---	---	AREA LIGHT / LIGHT BOLLARD
---	BENCHMARK ELEV	---	---	GAS/WATER VALVE
---	DRILL HOLE	---	---	PIV/FIRE HYDRANT/TDC
---	PROPERTY CORNER	---	---	DRAIN/DOWN SPOUT
---	SURVEY CONTROL POINT	---	---	FO/ELEC/TELE/GAS MARKER
---	ROUND METAL LID	---	---	IPS 5/8" IRON PIN REBAR W/ CAP SET
---	MONITOR WELL LID	---	---	(D) / (R) DEED / RECORD
---	SQUARE METAL LID	---	---	(M) MEASURED
---	WELL LID	---	---	
---	WATER SHUT OFF LID	---	---	



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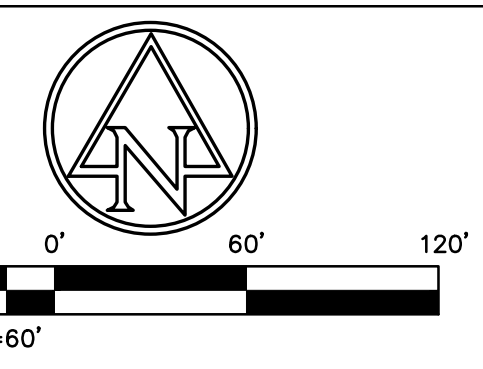
REVISION SCHEDULE		
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**OVERALL SITE PLAN**

C200

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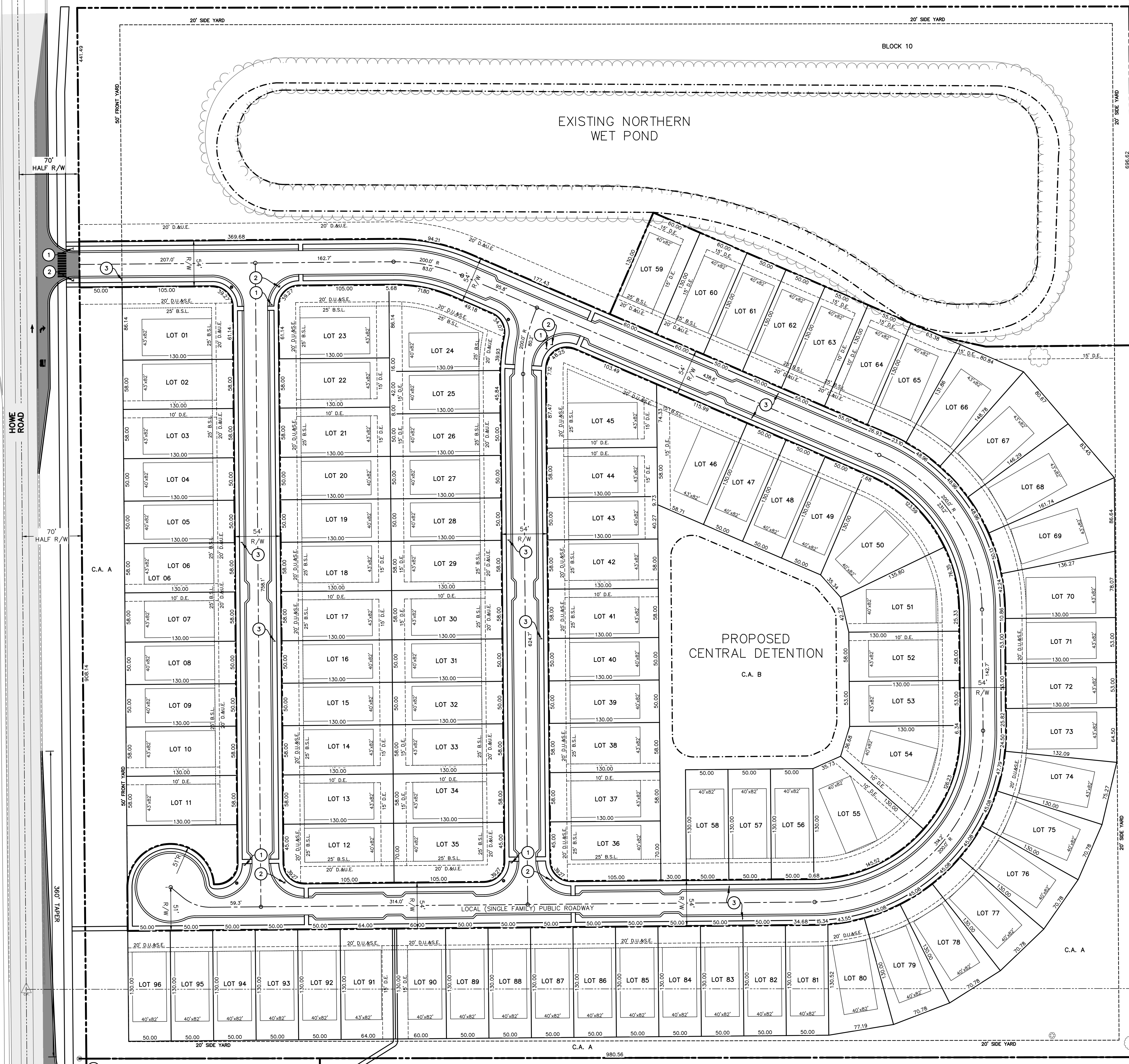
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**SITE PLAN**

**C201**



**EXISTING LEGEND**

- 831 CONTOUR (MAJOR)
- 832 CONTOUR (MINOR)
- CONCRETE BUMPER
- RIGHT OF WAY MARKER
- GUY ANCHOR
- CAT TAILS
- STUMP
- DECIDUOUS TREE
- EVERGREEN TREE
- BUSH
- FENCE
- SIGN
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL M.H.
- DOOR
- FLAG POLE
- UTILITY POLE
- PLAY GROUND EQUIP
- BORE
- MAIL BOX
- SPIQUET
- IRON PIN
- TEST PIT
- BENCHMARK ELEV
- DRILL HOLE
- PROPERTY CORNER
- SURVEY CONTROL POINT
- ROUND METAL LID
- MONITOR WELL LID
- SQUARE METAL LID
- WELL LID
- WATER SHUT OFF LID
- FO - FIBER OPTICS
- GAS
- ELECTRIC
- TELEPHONE
- WATER
- SAN - SANITARY SEWER
- STM - STORM SEWER
- CS - COMBINED SEWER
- UNDERGROUND OVERHEAD
- COMBINATION M.H.
- SANITARY M.H.
- CLEAN OUT
- CURB INLET
- ROUND INLET (24" TYP)
- SQUARE INLET (24" TYP)
- DRAINAGE M.H.
- END SECTION
- GAS/WATER METER
- TELE/CABLE/ELEC PEDESTAL
- IRRIGATION/ELEC BOX
- AIR CONDITIONER
- ELECTRIC TRANSFORMER
- AREA LIGHT / LIGHT BOLLARD
- GAS/WATER VALVE
- PIV/FIRE HYDRANT/TDC
- DRAIN/DOWN SPOUT
- FO/ELEC/TELE/GAS MARKER
- 5/8" IRON PIN REBAR W/ CAP SET
- (D) / (R) DEED / RECORD
- (M) MEASURED

**RESIDENTIAL SITE DATA TABLE**

SITE ZONING:	CCPD/GUO
GROSS RESIDENTIAL AREA:	±35.13 ACRES
PROPOSED PUBLIC RIGHT-OF-WAY:	
LOCAL STREETS:	±5.05 AC (14.4%)
COMMON AREA:	±4.05 AC (11.5%)
NORMAL POOL POND AREA:	±3.64 AC (10.4%)
TOTAL LOT AREA:	±16.43 AC (46.8%)
TOTAL LOTS:	96
PAD SIZES (TOTAL):	40'x82' (59) 43'x82' (37)
MINIMUM LOT SIZE:	50'x130'
MINIMUM BUILDING SETBACK:	
FRONT YARD:	25'
SIDE YARD:	5'
REAR YARD:	20'
LOCAL ROAD LENGTH:	±4,170' LF
HOWE STREET FRONTAGE:	±975' LF
TYPICAL R/W WIDTHS:	54' (LOCAL)

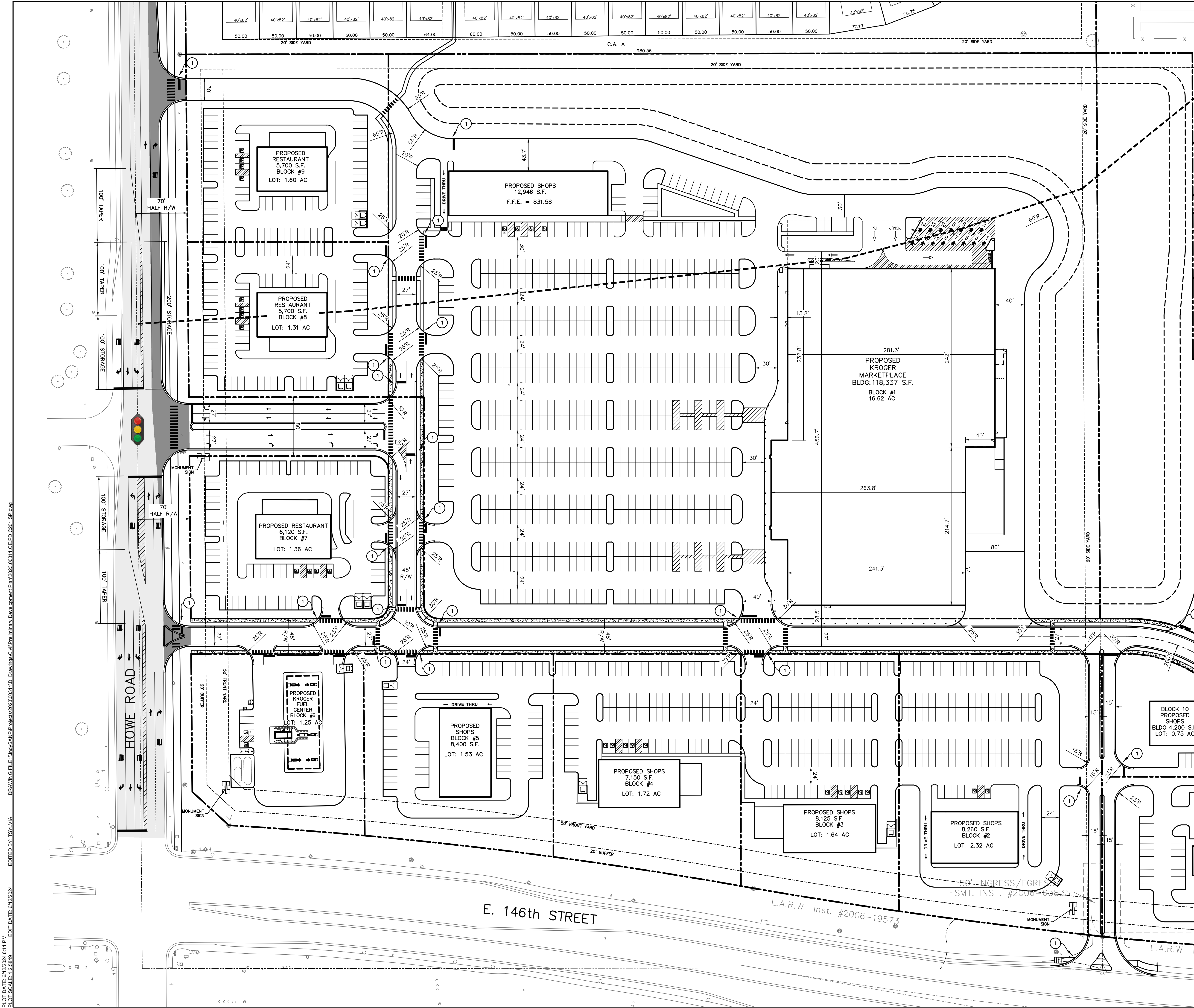
**KEYNOTES**

- STOP SIGN (R1-1)
- STREET NAME SIGN PER CITY OF NOBLESVILLE STANDARD DETAILS
- SPEED LIMIT SIGN (R2-1)(15 MPH)

- MILL AND RESURFACE EX PAVEMENT
- PROPOSED R/W PAVEMENT

- GENERAL NOTES:**
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INDIANA UNDERGROUND



### EXISTING LEGEND

- 8-1 CONTOUR (MAJOR)
- 8-2 CONTOUR (MINOR)
- CONCRETE BUMPER
- RIGHT OF WAY MARKER
- GUY ANCHOR
- CAT TAILS
- STUMP
- DECIDUOUS TREE
- EVERGREEN TREE
- BUSH
- FENCE
- SIGN
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL M.H.
- DOOR
- FLAG POLE
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- PLAY GROUND EQUIP
- BORE
- MAIL BOX
- SPOUET
- IRON PIN
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- BENCHMARK ELEV
- DRILL HOLE
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- SURVEY CONTROL POINT
- ROUND METAL LID
- MONITOR WELL LID
- SQUARE METAL LID
- WELL LID
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- SANITARY M.H.
- CLEAN OUT
- CURB INLET
- ROUND INLET (24" TYP)
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- AREA LIGHT / LIGHT BOLLARD
- GAS/WATER VALVE
- PIV/FIRE HYDRANT/TDC
- DRAIN/DOWN SPOUT
- FO/ELEC/TELE/GAS MARKER
- 5/8" IRON PIN REBAR W/ CAP SET
- (D) / (R) DEED / RECORD
- (M) MEASURED

### SITE DATA TABLE

SITE ZONING:	STAR BRICK VILLAGE PD
OVERALL PROJECT AREA:	31.54± ACRES
BLOCK 1 PROJECT AREA:	16.62± ACRES
BLOCK 1 BUILDING AREA:	118,337 SF
BLOCK 1 STANDARD PARKING:	570
BLOCK 2 PROJECT AREA:	2.32± ACRES
BLOCK 2 BUILDING AREA:	8,260 SF
BLOCK 2 STANDARD PARKING:	108
BLOCK 3 PROJECT AREA:	1.64± ACRES
BLOCK 3 BUILDING AREA:	8,125 SF
BLOCK 3 STANDARD PARKING:	92
BLOCK 4 PROJECT AREA:	1.72± ACRES
BLOCK 4 BUILDING AREA:	7,150 SF
BLOCK 4 STANDARD PARKING:	94
BLOCK 5 PROJECT AREA:	1.53± ACRES
BLOCK 5 BUILDING AREA:	8,400 SF
BLOCK 5 STANDARD PARKING:	61
BLOCK 6 PROJECT AREA:	1.25± ACRES
BLOCK 6 BUILDING AREA:	FUEL CENTER
BLOCK 6 STANDARD PARKING:	5
BLOCK 7 PROJECT AREA:	1.36± ACRES
BLOCK 7 BUILDING AREA:	6,120 SF
BLOCK 7 STANDARD PARKING:	74
BLOCK 8 PROJECT AREA:	1.31± ACRES
BLOCK 8 BUILDING AREA:	5,700 SF
BLOCK 8 STANDARD PARKING:	69
BLOCK 9 PROJECT AREA:	1.60± ACRES
BLOCK 9 BUILDING AREA:	5,700 SF
BLOCK 9 STANDARD PARKING:	65

### KEYNOTES

- STOP SIGN (R1-1)
- STREET NAME SIGN PER CITY OF NOBLESVILLE STANDARD DETAILS
- SPEED LIMIT SIGN (R2-1)(15 MPH)

MILL AND RESURFACE EX PAVEMENT

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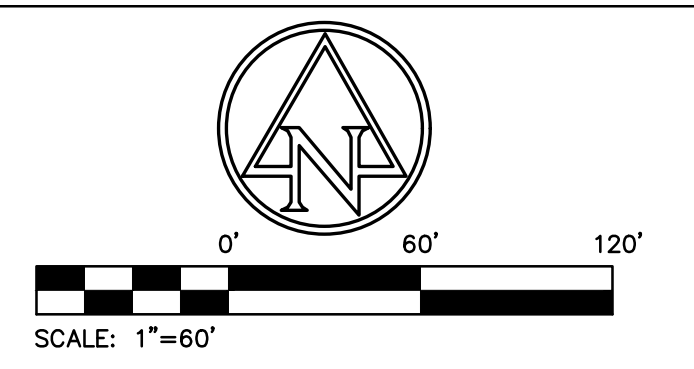
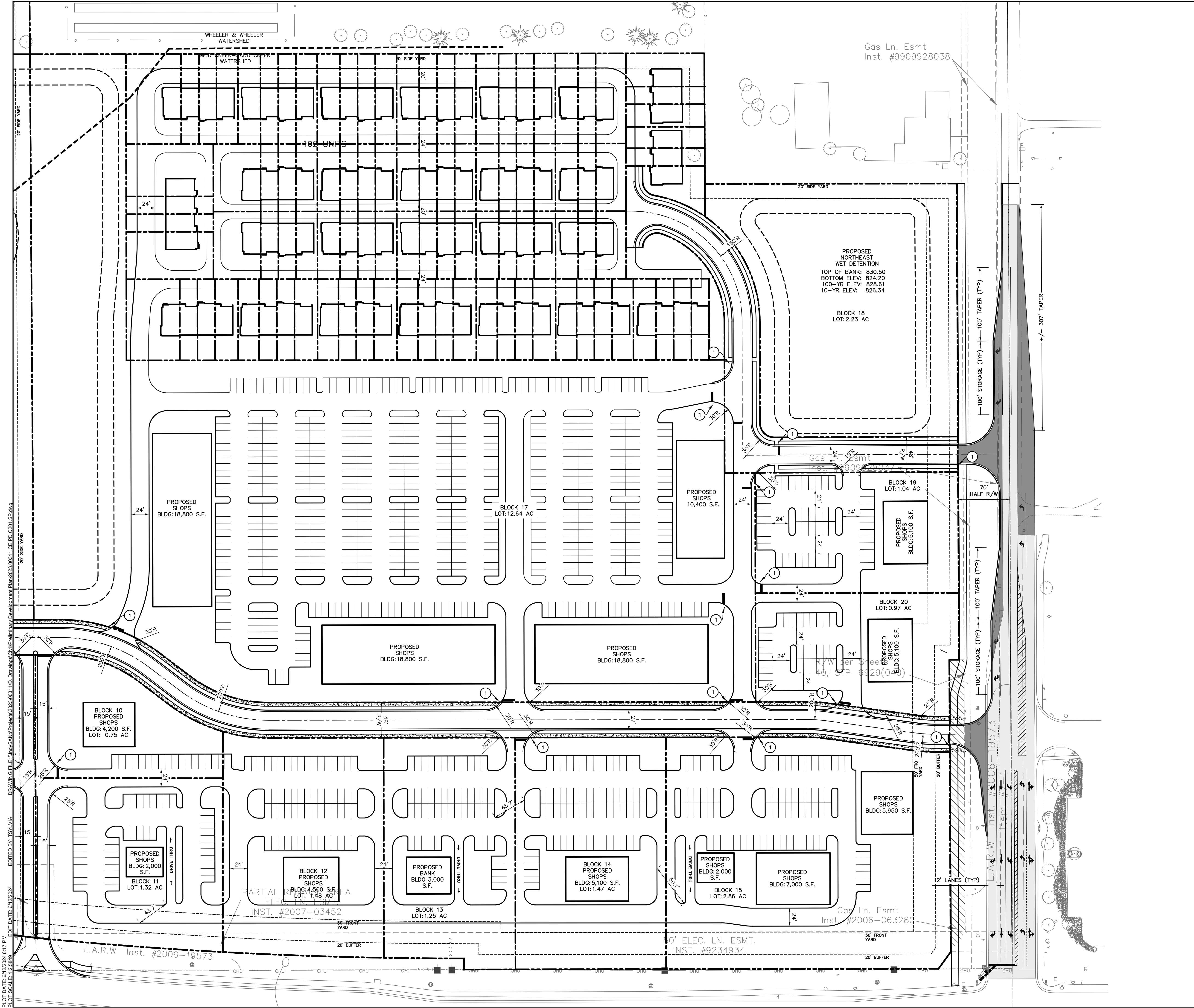
REVISION SCHEDULE		
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## SITE PLAN

# C202

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 EDIT DATE: 6/12/2024



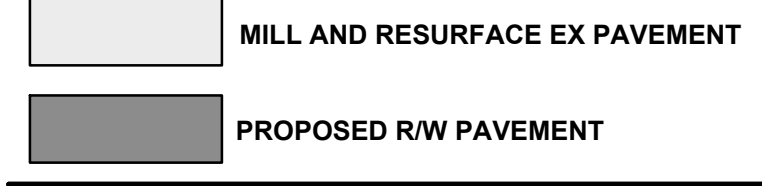
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—	STUMP	—CS	COMBINED SEWER
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—	BUSH	—	SANITARY M.H.
—	FENCE	—	CLEAN OUT
—	SIGN	—	CURB INLET
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—	PLAY GROUND EQUIP	—	GAS/WATER METER
—	BORER	—	TELE/CABLE/ELEC PEDESTAL
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—	SQUARE METAL LID	—	(M) MEASURED
—	WELL LID		
—	WATER SHUT OFF LID		

**SITE DATA TABLE**

SITE ZONING:	STAR BRICK VILLAGE PD
OVERALL PROJECT AREA:	34.27± ACRES
BLOCK 10 PROJECT AREA:	0.75± AC
BLOCK 10 BUILDING AREA:	4,200 SF
BLOCK 10 STANDARD PARKING:	18
BLOCK 11 PROJECT AREA:	1.32± ACRES
BLOCK 11 BUILDING AREA:	2,000 SF
BLOCK 11 STANDARD PARKING:	43
BLOCK 12 PROJECT AREA:	1.48± ACRES
BLOCK 12 BUILDING AREA:	4,500 SF
BLOCK 12 STANDARD PARKING:	59
BLOCK 13 PROJECT AREA:	1.25± ACRES
BLOCK 13 BUILDING AREA:	3,000 SF
BLOCK 13 STANDARD PARKING:	51
BLOCK 14 PROJECT AREA:	1.47 ± ACRES
BLOCK 14 BUILDING AREA:	5,100 SF
BLOCK 14 STANDARD PARKING:	66
BLOCK 15 PROJECT AREA:	2.86± ACRES
BLOCK 15 BUILDING AREA:	14,950 SF
BLOCK 15 STANDARD PARKING:	85
BLOCK 16 PROJECT AREA:	1.65± ACRES
BLOCK 16 BUILDING AREA:	10,800 SF
BLOCK 16 STANDARD PARKING:	55
BLOCK 17 PROJECT AREA:	12.64± ACRES
BLOCK 17 BUILDING AREA:	66,800 SF
BLOCK 17 STANDARD PARKING:	552
BLOCK 18 PROJECT AREA:	2.23± ACRES
BLOCK 19 PROJECT AREA:	1.04± ACRES
BLOCK 19 BUILDING AREA:	5,100 SF
BLOCK 19 STANDARD PARKING:	51
BLOCK 20 PROJECT AREA:	0.97± ACRES
BLOCK 20 BUILDING AREA:	5,100 SF
BLOCK 20 STANDARD PARKING:	30

- KEYNOTES**
- STOP SIGN (R1-1)
  - STREET NAME SIGN PER CITY OF NOBLESVILLE STANDARD DETAILS
  - SPEED LIMIT SIGN (R2-1)(15 MPH)



- GENERAL NOTES:**
- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
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CALL TOLL FREE  
 \*811\* OR 1-800-382-5544  
 - INDIANA UNDERGROUND -



**THE MARKETPLACE ON 146TH**

146th Street & Howe Road  
 Noblesville, Indiana

**APPROVAL PENDING**  
**NOT FOR CONSTRUCTION**  
 IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

CERTIFIED BY

**ISSUANCE INDEX**

DATE: 06/12/2024  
 PROJECT PHASE: PRELIMINARY DOCUMENTS

**REVISION SCHEDULE**

NO.	DESCRIPTION	DATE

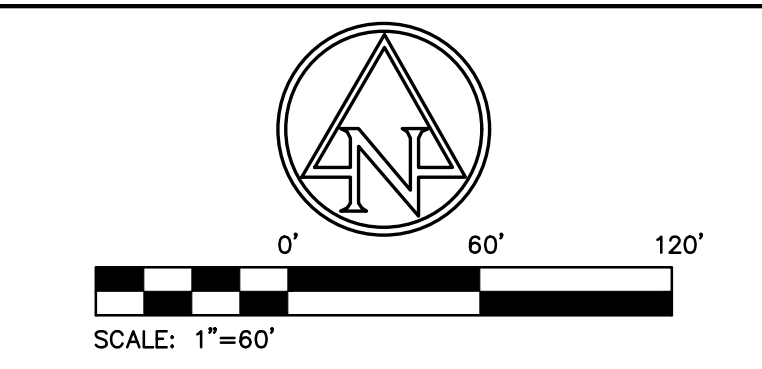
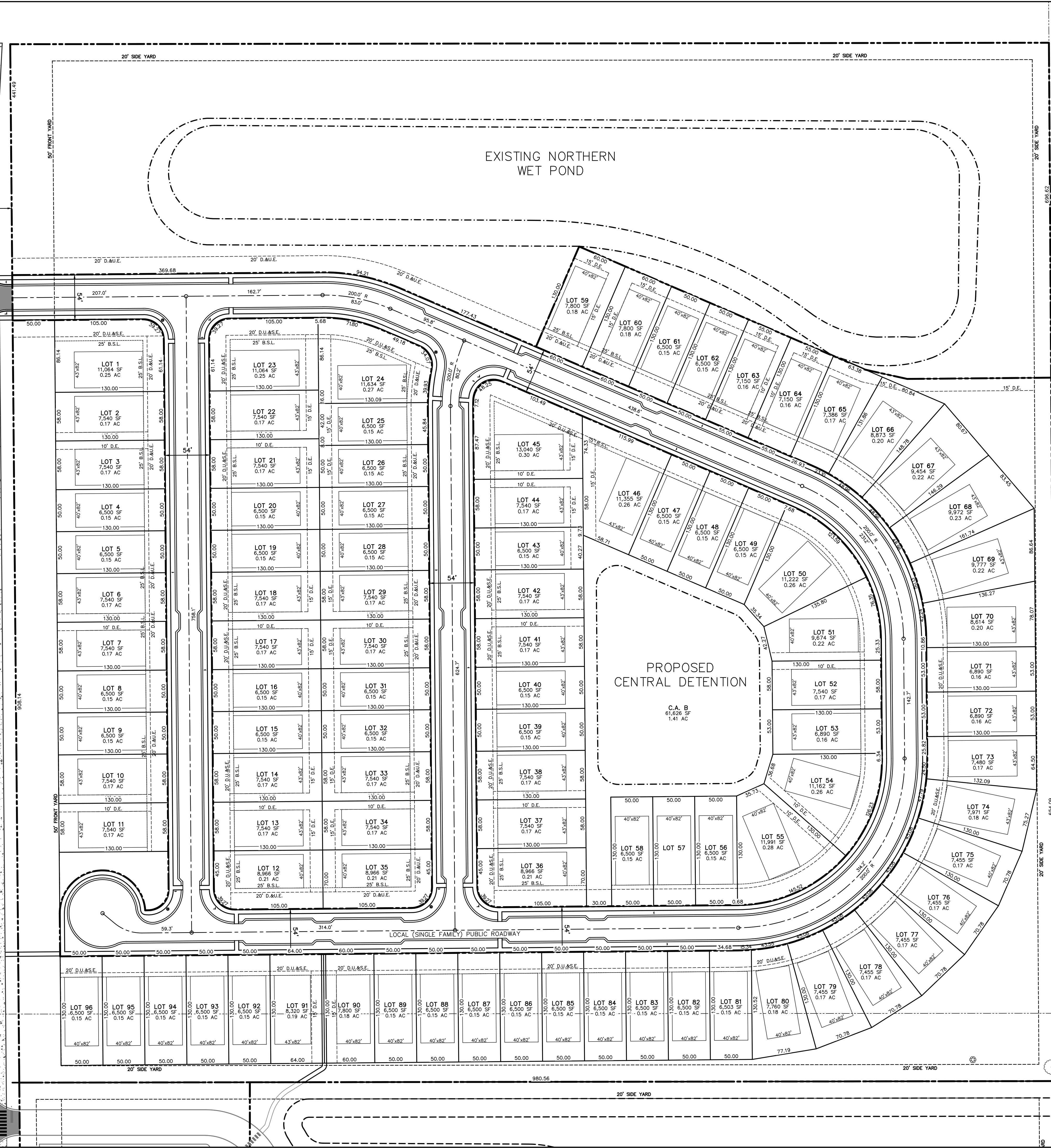
Project Number 2023.00311

**SITE PLAN**

**C203**

PLOT DATE: 6/12/2024 4:17 PM  
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 DRAWING FILE: Work\SAP\Projects\2023\00311.Dwg  
 D:\Projects\2023\00311.Dwg  
 DEVELOPER: Development  
 DATE: 6/12/2024  
 EDITED BY: TSX/VIA

DATE: 8/12/2024 4:12 PM  
PLOT SCALE: 1"=60'  
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DRAWING: C:\2023\20230311.CE.PD.10.PP.DWG  
EDIT DATE: 8/12/2024  
EDITED BY: TSVAVIA



### EXISTING LEGEND

- 831 CONTOUR (MAJOR)
- 831 CONTOUR (MINOR)
- CONCRETE BUMPER
- RIGHT OF WAY MARKER
- GUY ANCHOR
- CAT TAILS
- STUMP
- DECIDUOUS TREE
- EVERGREEN TREE
- BUSH
- FENCE
- SIGN
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL M.H.
- DOOR
- FLAG POLE
- UTILITY POLE
- PLAY GROUND EQUIP
- BORE
- MAIL BOX
- SPIQUET
- IRON PIN
- TEST PIT
- BENCHMARK ELEV
- DRILL HOLE
- PROPERTY CORNER
- SURVEY CONTROL POINT
- ROUND METAL LID
- MONITOR WELL LID
- SQUARE METAL LID
- WELL LID
- WATER SHUT OFF LID
- FIBER OPTICS
- GAS
- ELECTRIC
- TELEPHONE
- WATER
- SANITARY SEWER
- STORM SEWER
- COMBINED SEWER
- UNDERGROUND
- OVERHEAD
- COMBINATION M.H.
- SANITARY M.H.
- CLEAN OUT
- CURB INLET
- ROUND INLET (24" TYP)
- SQUARE INLET (24" TYP)
- DRAINAGE M.H.
- END SECTION
- GAS/WATER METER
- TELE/CABLE/ELEC PEDESTAL
- REGGATION/ELEC BOX
- AIR CONDITIONER
- ELECTRIC TRANSFORMER
- AREA LIGHT / LIGHT BOLLARD
- GAS/WATER VALVE
- PV/FIRE HYDRANT/FDC
- DRAIN/DOWN SPOUT
- TO/ELEC/TELE/GAS MARKER
- 5/8" IRON PIN REBAR W/ CAP SET
- RECORD
- MEASURED

- MILL AND RESURFACE EX PAVEMENT
- PROPOSED R/W PAVEMENT

### RESIDENTIAL SITE DATA TABLE

SITE ZONING:	CCPD/GUO
GROSS RESIDENTIAL AREA:	±35.13 ACRES
PROPOSED PUBLIC RIGHT-OF-WAY:	
LOCAL STREETS:	±5.05 AC (14.4%)
COMMON AREA:	±4.05 AC (11.5%)
NORMAL POOL POND AREA:	±3.64 AC (10.4%)
TOTAL LOT AREA:	±16.43 AC (46.8%)
TOTAL LOTS:	96
PAD SIZES (TOTAL):	40'x82' (59)
	43'x82' (37)
MINIMUM LOT SIZE:	50'x130'
MINIMUM BUILDING SETBACK:	
FRONT YARD:	25'
SIDE YARD:	5'
REAR YARD:	20'
LOCAL ROAD LENGTH:	±4,170' LF
HOWE STREET FRONTAGE:	±975' LF
TYPICAL R/W WIDTHS:	54' (LOCAL)

- GENERAL NOTES:**
- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
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 TEL: 317.547.5580 | FAX: 317.543.0270  
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## THE MARKETPLACE ON 146TH

146th Street & Howe Road  
 Noblesville, Indiana

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### CERTIFIED BY

### ISSUANCE INDEX

**DATE:**  
06/12/2024  
**PROJECT PHASE:**  
PRELIMINARY DOCUMENTS

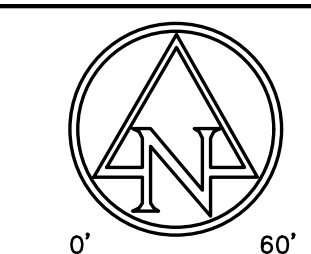
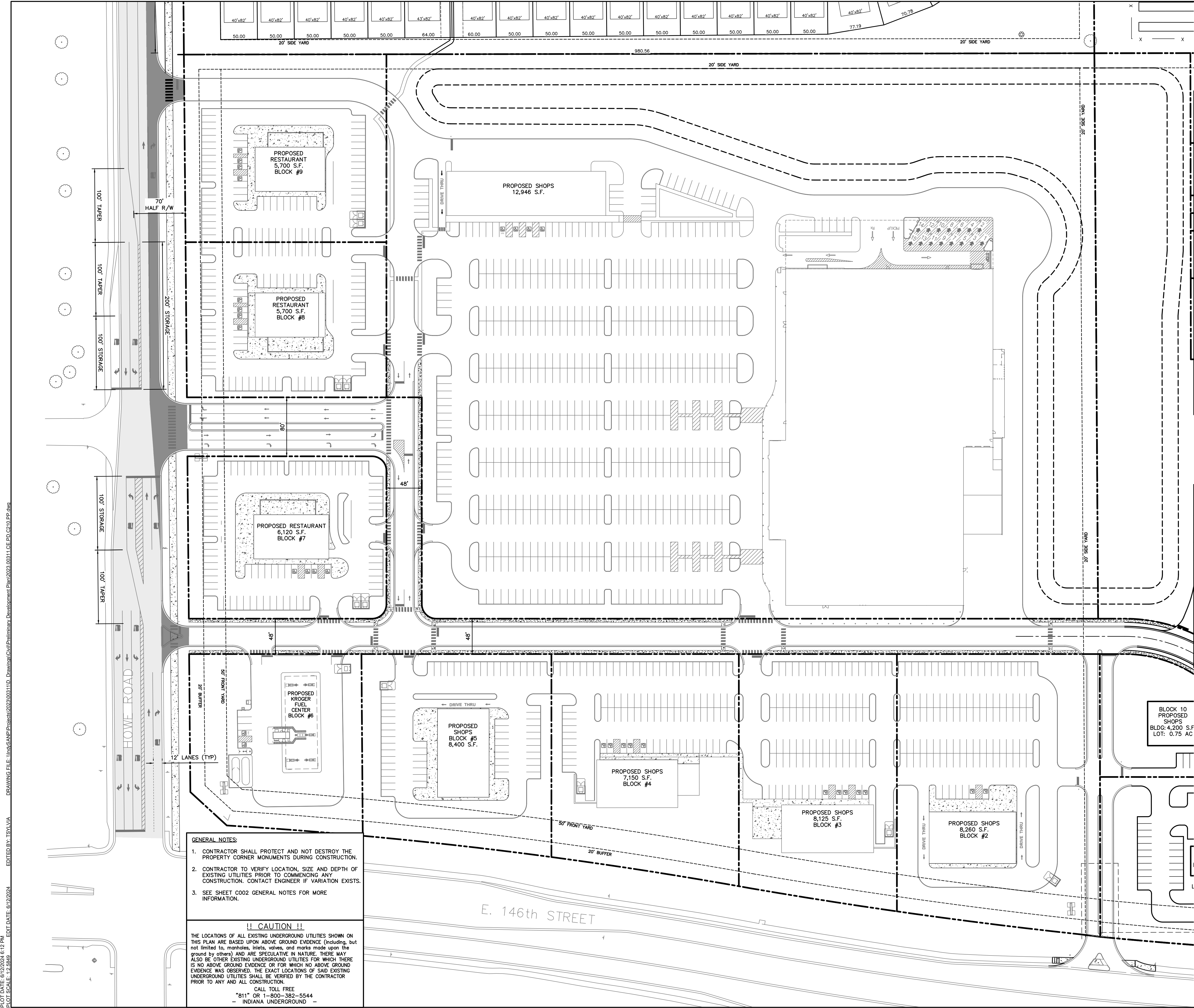
### REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2023.00311

### PRIMARY PLAT

**C210**



SCALE: 1"=60'

**EXISTING LEGEND**

- 831 CONTOUR (MAJOR)
- 832 CONTOUR (MINOR)
- CONCRETE BUMPER
- RIGHT OF WAY MARKER
- GUY ANCHOR
- CAT TAILS
- STUMP
- DECIDUOUS TREE
- EVERGREEN TREE
- BUSH
- FENCE
- SIGN
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL M.H.
- DOOR
- FLAG POLE
- UTILITY POLE
- PLAY GROUND EQUIP
- BORE
- MAIL BOX
- SPIQUET
- IRON PIN
- TEST PIT
- BENCHMARK ELEV
- DRILL HOLE
- PROPERTY CORNER
- SURVEY CONTROL POINT
- ROUND METAL LID
- MONITOR WELL LID
- SQUARE METAL LID
- WELL LID
- WATER SHUT OFF LID
- FO FIBER OPTICS
- EG ELECTRIC
- T TELEPHONE
- W WATER
- SAN SANITARY SEWER
- STM STORM SEWER
- CS COMBINED SEWER
- U UNDERGROUND
- O OVERHEAD
- COMBINATION M.H.
- SANITARY M.H.
- CLEAN OUT
- CURB INLET
- ROUND INLET (24" TYP)
- SQUARE INLET (24" TYP)
- DRAINAGE M.H.
- END SECTION
- GAS/WATER METER
- TELE/CABLE/ELEC PEDESTAL
- IRREGATION/ELEC BOX
- AIR CONDITIONER
- ELECTRIC TRANSFORMER
- AREA LIGHT / LIGHT BOLLARD
- GAS/WATER VALVE
- PIV/FIRE HYDRANT/TDC
- DRAIN/DOWN SPOUT
- FO/ELEC/TELE/GAS MARKER
- 5/8" IRON PIN REBAR W/ CAP SET
- (D) / (R)/DEED / RECORD
- (M) MEASURED

- MILL AND RESURFACE EX PAVEMENT
- PROPOSED R/W PAVEMENT

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SITE ZONING:	CCPD/GUO
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SIDE YARD:	5'
REAR YARD:	20'
LOCAL ROAD LENGTH:	±4,170' LF
HOWE STREET FRONTAGE:	±975' LF
TYPICAL R/W WIDTHS:	54' (LOCAL)

**SITE DATA TABLE**

SITE ZONING:	STAR BRICK VILLAGE PD
OVERALL PROJECT AREA:	31.54± ACRES
BLOCK 1 PROJECT AREA:	16.62± ACRES
BLOCK 1 BUILDING AREA:	118,337 SF
BLOCK 1 STANDARD PARKING:	570
BLOCK 2 PROJECT AREA:	2.32± ACRES
BLOCK 2 BUILDING AREA:	8,260 SF
BLOCK 2 STANDARD PARKING:	108
BLOCK 3 PROJECT AREA:	1.64± ACRES
BLOCK 3 BUILDING AREA:	8,125 SF
BLOCK 3 STANDARD PARKING:	92
BLOCK 4 PROJECT AREA:	1.72± ACRES
BLOCK 4 BUILDING AREA:	7,150 SF
BLOCK 4 STANDARD PARKING:	94
BLOCK 5 PROJECT AREA:	1.53± ACRES
BLOCK 5 BUILDING AREA:	8,400 SF
BLOCK 5 STANDARD PARKING:	61
BLOCK 6 PROJECT AREA:	1.25± ACRES
BLOCK 6 BUILDING AREA:	FUEL CENTER
BLOCK 6 STANDARD PARKING:	5
BLOCK 7 PROJECT AREA:	1.36± ACRES
BLOCK 7 BUILDING AREA:	6,120 SF
BLOCK 7 STANDARD PARKING:	74
BLOCK 8 PROJECT AREA:	1.31± ACRES
BLOCK 8 BUILDING AREA:	5,700 SF
BLOCK 8 STANDARD PARKING:	69
BLOCK 9 PROJECT AREA:	1.60± ACRES
BLOCK 9 BUILDING AREA:	5,700 SF
BLOCK 9 STANDARD PARKING:	65

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**ISSUANCE INDEX**

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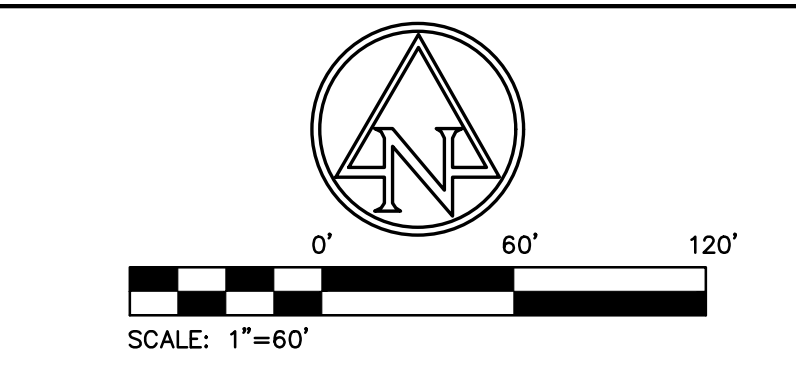
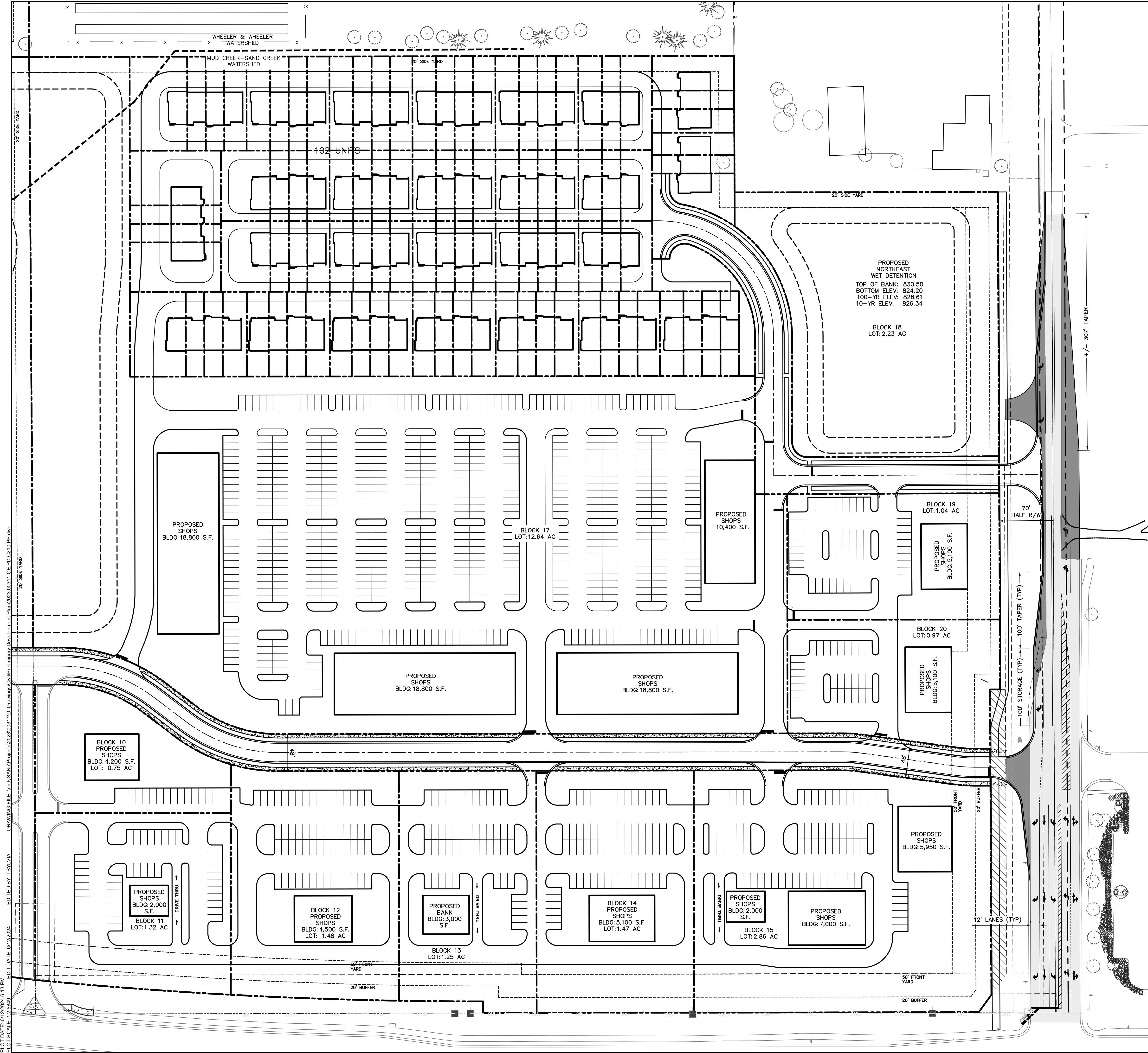
NO.	DESCRIPTION	DATE

Project Number 2023.00311

**PRIMARY PLAT**

**C211**

PLOT DATE: 6/12/2024 6:12 PM  
 EDIT DATE: 6/12/2024  
 DRAWING FILE: W:\SAP\Projects\2023\00311.D - Drawings\Civil\Preliminary Development\Plan\2023.00311.CE.PD.02.10.PP.dwg  
 EDITOR: TSALVIA



**EXISTING LEGEND**

831	CONTOUR (MAJOR)	FO	FIBER OPTICS
832	CONTOUR (MINOR)	G	GAS
---	CONCRETE BUMPER	E	ELECTRIC
---	RIGHT OF WAY MARKER	T	TELEPHONE
---	GUY ANCHOR	---	WATER
---	CAT TAILS	---	SANITARY SEWER
---	STUMP	STM	STORM SEWER
---	DECIDUOUS TREE	CS	COMBINED SEWER
---	EVERGREEN TREE	---	UNDERGROUND OVERHEAD
---	BUSH	---	COMBINATION M.H.
X	FENCE	---	SANITARY M.H.
---	SIGN	---	CLEAN OUT
---	TRAFFIC SIGNAL POLE	---	CURB INLET
---	TRAFFIC SIGNAL M.H.	---	ROUND INLET (24" TYP)
---	DOOR	---	SQUARE INLET (24" TYP)
---	FLAG POLE	---	DRAINAGE M.H.
---	UTILITY POLE	---	END SECTION
---	PLAY GROUND EQUIP	---	GAS/WATER METER
---	BORE	---	TELE/CABLE/ELEC PEDESTAL
---	MAIL BOX	---	IRREGATION/ELEC BOX
---	SPIQUET	---	AIR CONDITIONER
---	IRON PIN	---	ELECTRIC TRANSFORMER
---	TEST PIT	---	ELECTRIC TRANSFORMER
---	BENCHMARK ELEV	---	AREA LIGHT / LIGHT BOLLARD
---	DRILL HOLE	---	GAS/WATER VALVE
---	PROPERTY CORNER	---	PIV/FIRE HYDRANT/FDC
---	SURVEY CONTROL POINT	---	TO/ELEC/TELE/GAS MARKER
---	ROUND METAL LID	---	DRAIN/DOWN SPOUT
---	MONITOR WELL LID	---	IPS 3/8" IRON PIN REBAR W/ CAP SET
---	SQUARE METAL LID	---	(D) / (R)/DEED / RECORD
---	WELL LID	---	(M) MEASURED
---	WATER SHUT OFF LID	---	

MILL AND RESURFACE EX PAVEMENT  
 PROPOSED RW PAVEMENT

**SITE DATA TABLE**

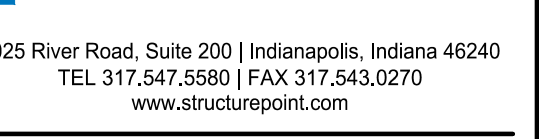
SITE ZONING:	STAR BRICK VILLAGE PD
OVERALL PROJECT AREA:	34.27± ACRES
BLOCK 10 PROJECT AREA:	0.75± ACRES
BLOCK 10 BUILDING AREA:	4,200 SF
BLOCK 10 STANDARD PARKING:	18
BLOCK 11 PROJECT AREA:	1.32± ACRES
BLOCK 11 BUILDING AREA:	2,000 SF
BLOCK 11 STANDARD PARKING:	43
BLOCK 12 PROJECT AREA:	1.48± ACRES
BLOCK 12 BUILDING AREA:	4,500 SF
BLOCK 12 STANDARD PARKING:	59
BLOCK 13 PROJECT AREA:	1.25± ACRES
BLOCK 13 BUILDING AREA:	3,000 SF
BLOCK 13 STANDARD PARKING:	51
BLOCK 14 PROJECT AREA:	1.47 ± ACRES
BLOCK 14 BUILDING AREA:	5,100 SF
BLOCK 14 STANDARD PARKING:	66
BLOCK 15 PROJECT AREA:	2.86± ACRES
BLOCK 15 BUILDING AREA:	14,950 SF
BLOCK 15 STANDARD PARKING:	85
BLOCK 16 PROJECT AREA:	1.65± ACRES
BLOCK 16 BUILDING AREA:	10,800 SF
BLOCK 16 STANDARD PARKING:	55
BLOCK 17 PROJECT AREA:	12.64± ACRES
BLOCK 17 BUILDING AREA:	66,800 SF
BLOCK 17 STANDARD PARKING:	552
BLOCK 18 PROJECT AREA:	2.23± ACRES
BLOCK 19 PROJECT AREA:	1.04± ACRES
BLOCK 19 BUILDING AREA:	5,100 SF

SEE PLAN VIEW FOR TOWNHOME DATA

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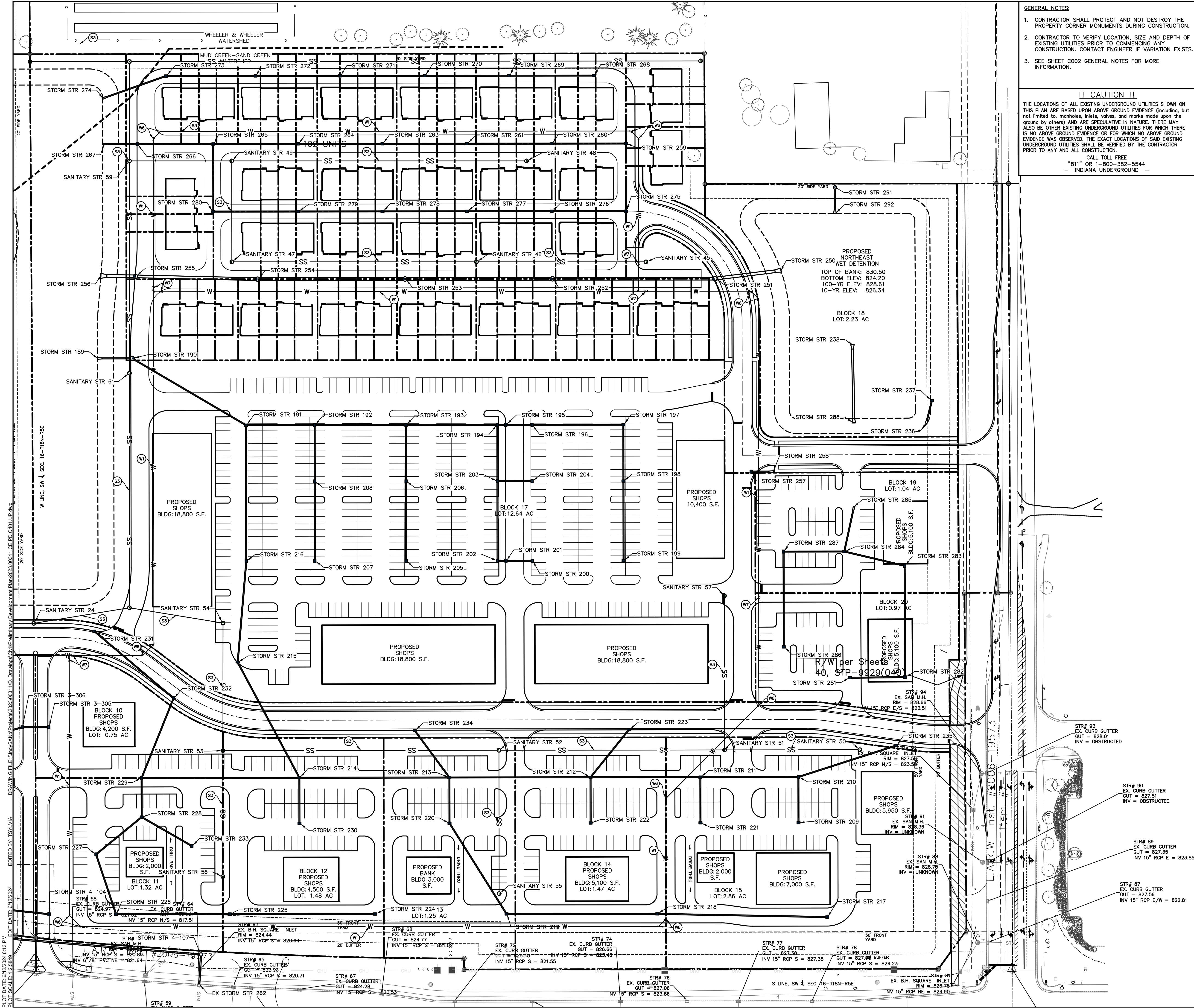
Project Number 2023.00311

**PRIMARY PLAT**

**C212**

PLOT DATE: 6/12/2024 4:13 PM  
 PLOT SCALE: 1"=60'  
 EDIT DATE: 6/12/2024  
 EDITED BY: TSVALVA  
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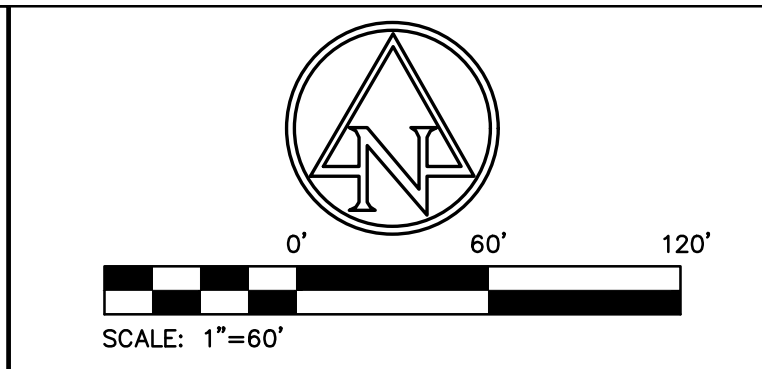
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**EXISTING LEGEND**

831	CONTOUR (MAJOR)	FO	FIBER OPTICS
832	CONTOUR (MINOR)	○	GAS
---	CONCRETE BUMPER	○	ELECTRIC
---	RIGHT OF WAY MARKER	---	TELEPHONE
○	GUY ANCHOR	---	WATER
---	CAT TAILS	---	SANITARY SEWER
---	STAMP	---	STORM SEWER
---	DECIDUOUS TREE	---	COMBINED SEWER
---	EVERGREEN TREE	---	UNDERGROUND OVERHEAD
---	BUSH	---	COMBINATION M.H.
---	FENCE	---	SANITARY M.H.
---	SIGN	---	CLEAN OUT
---	TRAFFIC SIGNAL POLE	---	CURB INLET
---	TRAFFIC SIGNAL M.H.	---	ROUND INLET (24" TYP)
---	DOOR	---	SQUARE INLET (24" TYP)
---	FLAG POLE	---	DRAINAGE M.H.
---	UTILITY POLE	---	END SECTION
---	PLAY GROUND EQUIP	---	GAS/WATER METER
---	BORE	---	TELE/CABLE/ELEC PEDESTAL
---	MAIL BOX	---	IRRIGATION/ELEC BOX
---	SHOULDER	---	AIR CONDITIONER
---	IRON PIN	---	ELECTRIC TRANSFORMER
---	TEST PIT	---	AREA LIGHT / LIGHT BOLLARD
---	BENCHMARK ELEV	---	GAS/WATER VALVE
---	DRILL HOLE	---	PIV/FIRE HYDRANT/FDC
---	PROPERTY CORNER	---	DRAIN/DOWN SPOUT
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---	SQUARE METAL LID	---	(D) / (R) DEED / RECORD
---	WELL LID	---	(W) MEASURED
---	WATER SHUT OFF LID	---	

**UTILITY LEGEND**

---	ELECTRIC / TELECOMMUNICATIONS LINE
---	WATER LINE
---	FIRE PROTECTION LINE
---	ROOF DRAIN LINE
---	GAS LINE
---	SANITARY SEWER LINE
---	STORM SEWER LINE
---	PAVEMENT UNDERDRAIN
---	GAS METER
---	ELECTRICAL TRANSFORMER
---	VALVE
---	WATER FITTINGS
---	WATER METER PIT
---	FIRE HYDRANT W/ ASSEMBLY

**KEYNOTES**

SANITARY SEWER

- SANITARY CLEANOUT
- 6" SDR 35 PVC SANITARY LATERAL @ 1.04% MIN. SLOPE
- 8" SDR 35 PVC SANITARY MAIN @ 0.45% MIN. SLOPE
- ROOF DRAIN CLEANOUT
- 6" HDPE ROOF DRAIN @ 1.00% MIN. SLOPE
- PAVEMENT UNDER DRAIN WATERLINE
- 12" DUCTILE IRON WATER MAIN
- 8" C900 PVC WATER MAIN
- 6" C900 PVC FIRE PROTECTION LINE
- FIRE HYDRANT W/ ASSEMBLY
- FIRE DEPARTMENT CONNECTION
- WATER BEND W/ CONCRETE THRUST BLOCK
- WATER VALVE
- WATER METER
- POST INDICATOR VALVE

GAS

- GAS METER
- GAS SERVICE LINE

ELECTRIC / TELECOMMUNICATIONS

- ELECTRIC TRANSFORMER
- ELECTRIC SERVICE LINE

MISCELLANEOUS

- POTENTIAL UTILITY CONFLICT (ALL WATER / SANITARY / STORM CROSSINGS TO HAVE A MINIMUM OF 18" VERTICAL CLEARANCE. CONTACT ENGINEER IF CONFLICTS EXIST. RELOCATE EXISTING UTILITIES AS REQUIRED)
- CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH AND SIZE OF EXISTING UTILITIES. ENSURE CONFLICTS DO NOT EXIST WITH PROPOSED UTILITIES.
- CONTRACTOR TO COORDINATE UTILITY CONNECTION WITH UTILITY PROVIDER.

**LOR**  
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**APPROVAL PENDING**  
**NOT FOR CONSTRUCTION**  
 IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

**CERTIFIED BY**

**ISSUANCE INDEX**

**DATE:**  
 06/12/2024

**PROJECT PHASE:**  
 PRELIMINARY DOCUMENTS

**REVISION SCHEDULE**

NO.	DESCRIPTION	DATE

Project Number 2023.00311

**UTILITY PLAN**

**C403**

PLOT DATE: 6/12/2024 6:13 PM  
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 EDITED BY: TESALVA  
 PROJECT: 2023.00311