

Common Council

Agenda Item

Cover Sheet

MEETING DATE: February 25, 2025

- Previously Discussed Ordinance
- Proposed Development Presentation
- New Ordinance for Discussion
- Miscellaneous
- Transfer

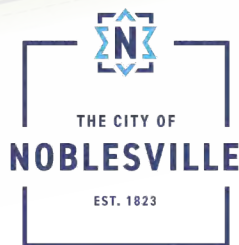
ITEM or ORDINANCE: #1

PRESENTED BY: Mark Leach of Faegre Drinker Biddle & Reath

- Information Attached
- Verbal
- No Paperwork at Time of Packets

Johnson Crossing

Planned Development



PRESENTED BY
ANDREW B. BUROKER
AND MARK R. LEACH



Council Introduction | February 25, 2025

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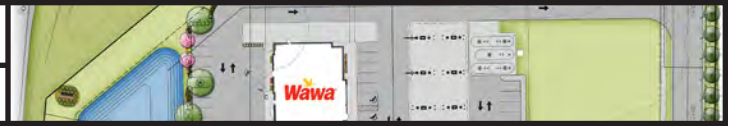


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JDF 191st LLC:

**Joseph D. Farr,
Chief Executive Officer
14542 Integrity Ct.
Carmel, IN 46033**

Wawa, Inc.:

**Patrick Moone, PE,
Real Estate Project Engineer
260 W. Baltimore Pike
Wawa, PA 19063**

TERRA Site Development, Inc.:

**Greg Ripple, PE
Senior Vice President
Greg Dempsey,
Director of Civil Engineering
1307 W. 161st St.
Westfield, IN 46074**

LA+PP Design Group, LLC:

**John Lapp
President
6944 Riverside Way
Fishers, IN 46038**

Faegre Drinker Biddle & Reath LLP:

**Andrew B. Buroker, Senior Counsel
Mark R. Leach, Land Use Planner
600 East 96th St., Suite 600
Indianapolis, IN 46240
Telephone: (317) 569-9600**

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Executive Summary

Tab 2

Aerial Location Maps

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Signage Exhibit

TAB 1

EXECUTIVE SUMMARY

JOHNSON CROSSING PD



JDF 191st LLC (“JDF”) is pleased to propose the Johnson Crossing Planned Development consisting of a Wawa fuel center convenience store, with an online order only pick up window, and a future commercial leased outlot located on the 3.87 +/- acres at the southeast corner of East 191st Street and State Road 37 (the “Real Estate”) (please see the Aerial Location Maps at Tab 2). JDF has petitioned for the Real Estate to be rezoned from the Low Density Single Family Residential (R-1) District to the Planned Business (PB) District, with a Planned Development (PD) Overlay District. Only permitted uses listed in the UDO’s Commercial/Retail/Service Uses category for the PB District shall be permitted, except for prohibited uses identified in the proposed PD ordinance.

About Johnson Crossing

The vision includes the introduction of a new Wawa fuel center convenience store, thoughtfully designed to enrich and elevate the community (please see the Concept Plan at Tab 3 and the Illustrative Building Elevations at Tab 4). The proposed development site would be located across 191st Street from Noblesville Fire Station 75. Water and sanitary mains are located along the north side of 191st Street and are accessible to the site. Gas, electric, and telecom services are located along the south side of 191st Street along the site frontage. The storm sewer will outlet to the INDOT right of way. The Comprehensive Plan’s Future Land Use Map recommends Commercial-Corridor for this Real Estate, which this rezoning contemplates, and the Thoroughfare Plan shows State Road 37 as a State highway road class and 191st Street as a Secondary Arterial. A future planned street to the east of the Real Estate is shown as a proposed Collector Street, which this development would provide, built to City specifications (please see the Preliminary Development Plan at Tab 5). JDF and their team has met with, and incorporated feedback from, neighbors, City staff, and City officials on multiple occasions.

State Road 37 is a heavily traveled State Road that runs north and south through Indiana. The many neighboring areas near the Real Estate are underserved by high-end food convenience and gas options, as there are no high-end food convenience stores offering gas located north of State Road 32/38 along State Road 37 in Noblesville. With Noblesville seeing residential growth moving north along State Road 37, convenience stores are a much-needed amenity, and Wawa would be poised to become a commercial epicenter to the North Noblesville area. This stretch of State Road 37 has over 20,000 vehicles per day (VPD) passing by the proposed site, and an additional 5,300+ VPD travel on the east side of 191st Street. Vehicle traffic is growing in this area, and adding a convenience store that offers great food, coffee and gas would serve as an essential and very desirable amenity to the surrounding neighborhoods.

The 2020 Noblesville Comprehensive Plan (Adopted: February 11, 2020) displays the Real Estate as “Commercial-Corridor” on the Future Land Use Map (please see the Future Land Use Map on the next page). Per the Comprehensive Plan, the commercial future land use typology primarily supports commercial and retail uses such as shopping, dining and entertainment and encompasses the following use categories: Local Commercial, Community Commercial, and Regional Commercial. The Corridor Commercial Node description in the Comprehensive Plan states that “Corridor commercial serves the local population through medium-scale retail amenities and other commercial amenities. Other uses, such as office space, entertainment, and dining may be permitted.”

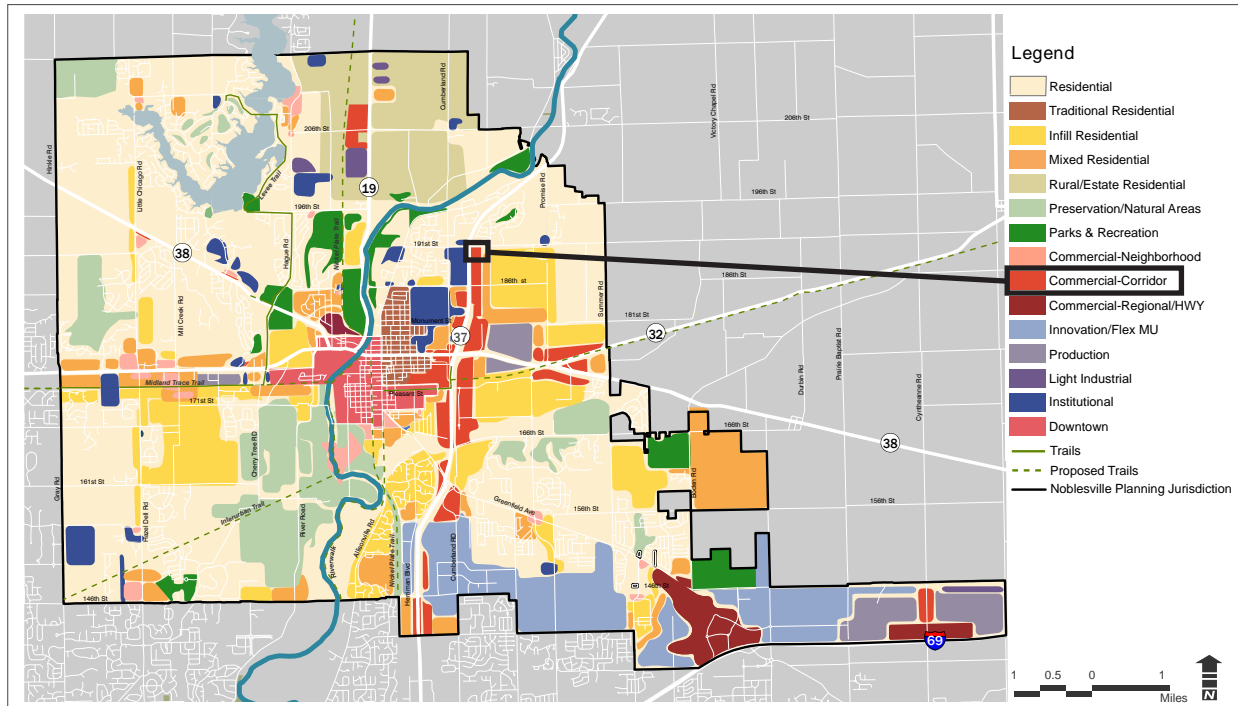
Continued, next page.

EXECUTIVE SUMMARY

JOHNSON CROSSING PD



Future Land Use Map



*SEE BUILT FORM FOR DOWNTOWN DEFINITIONS

About Wawa

Wawa, Inc., a privately held company, began in 1803 as an iron foundry in New Jersey. Toward the end of the 19th Century, owner George Wood took an interest in dairy farming and the family began a small processing plant in Wawa, Pa, in 1902. The milk business was a huge success, due to its quality, cleanliness, and “certified” process. As home delivery of milk declined in the early 1960s, Grahame Wood, George’s grandson, opened the first Wawa Food Market in 1964 as an outlet for dairy products.

Today, Wawa is your all day, every day stop for fresh, built-to-order foods, beverages, coffee, fuel services, and surcharge-free ATMs, and Boundless Convenience™. Wawa has more than 1,058 convenience retail stores in the USA. The stores offer a large fresh food service selection, including Wawa brands such as built-to-order hoagies, freshly brewed coffee, hot breakfast sandwiches, built-to-order specialty beverages, and an assortment of soups, sides, and snacks.

Wawa Isn’t Just a Convenience Store, It’s a Lifestyle – Food & Wine

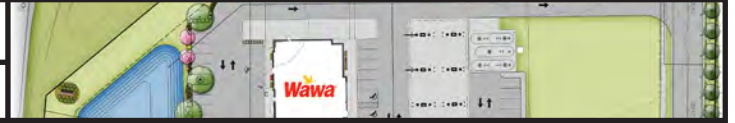
Total project costs will represent an investment of approximately \$8M in the Noblesville community. If approved, JDF expects development activities to begin in spring of 2026.

Thank you for your consideration.

TAB 2

AERIAL LOCATION MAPS (3.87 +/- ACRES)

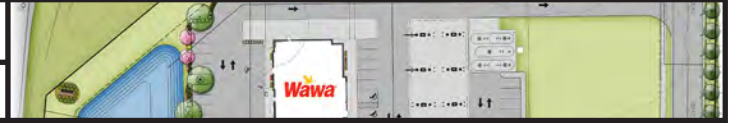
JOHNSON CROSSING PD



 REAL ESTATE

AERIAL LOCATION MAPS (3.87 +/- ACRES)

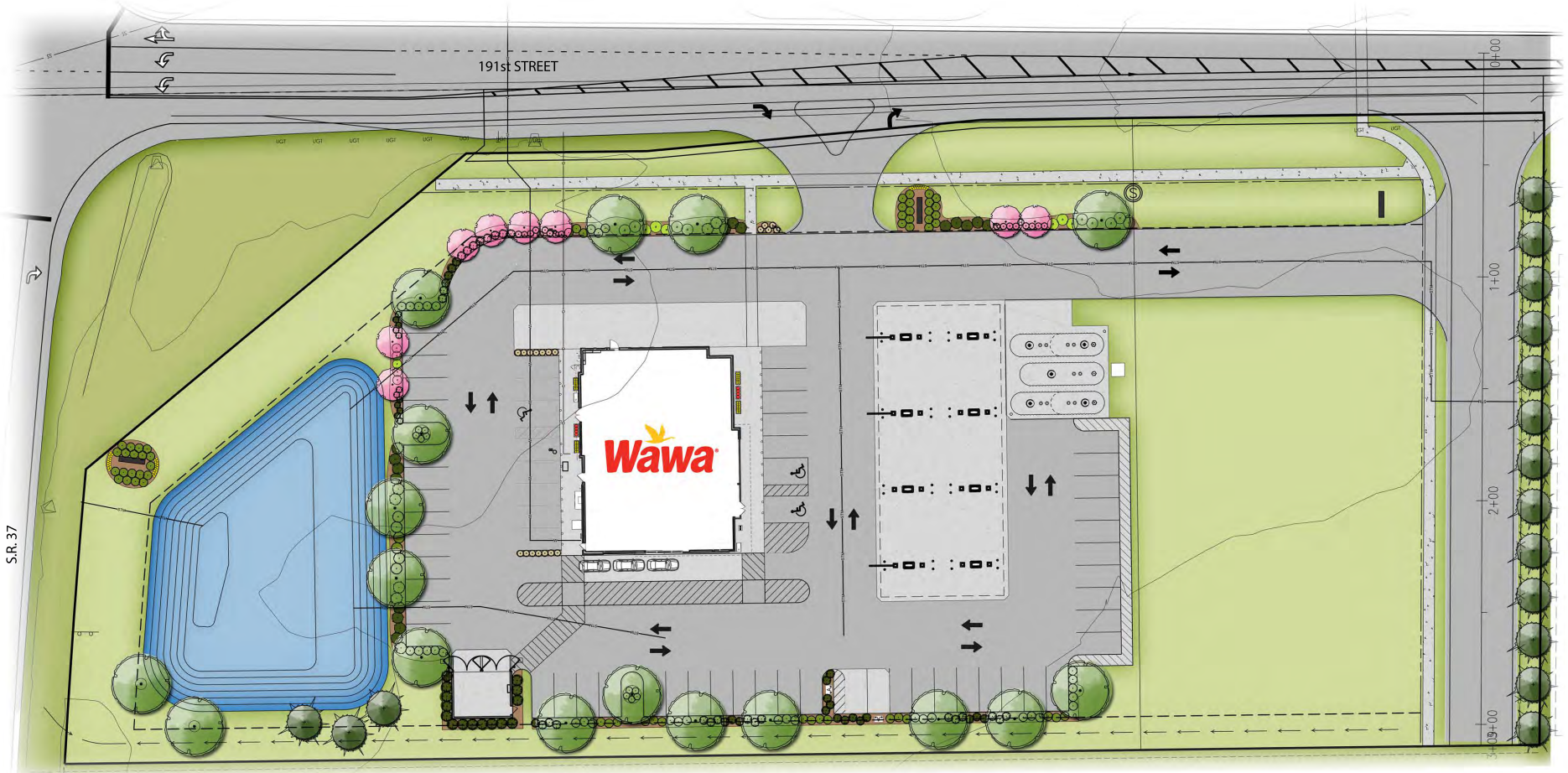
JOHNSON CROSSING PD



TAB 3

CONCEPT PLAN

JOHNSON CROSSING PD



WAWA - 191ST STREET

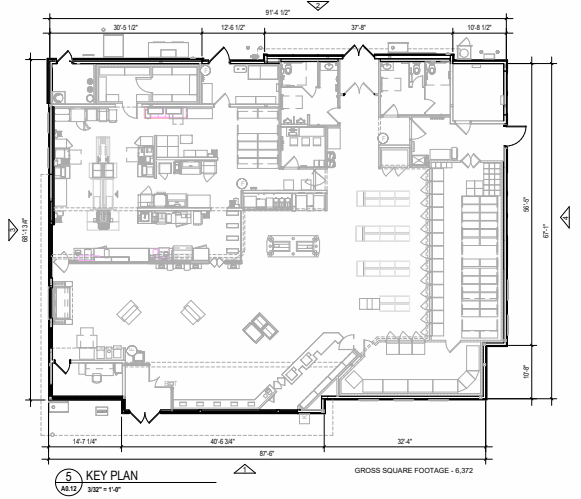
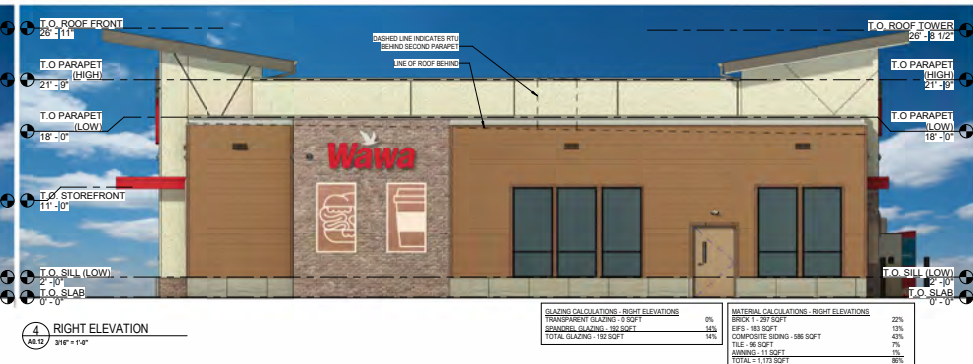
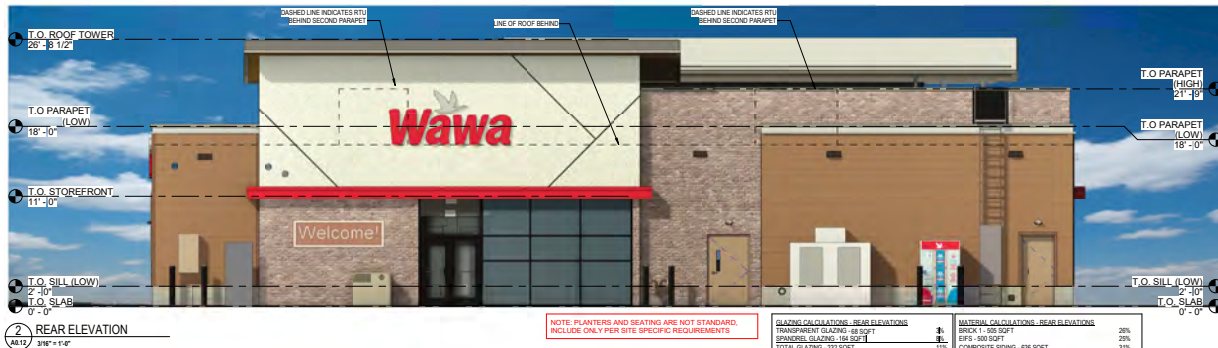
NOBLESVILLE, IN | FEBRUARY 2025



TAB 4

ILLUSTRATIVE BUILDING ELEVATIONS

JOHNSON CROSSING PD



MATERIALS:



Elevations meet code.



U63 FB - STORE XXXX
STREET ADDRESS
CITY, STATE ZIP

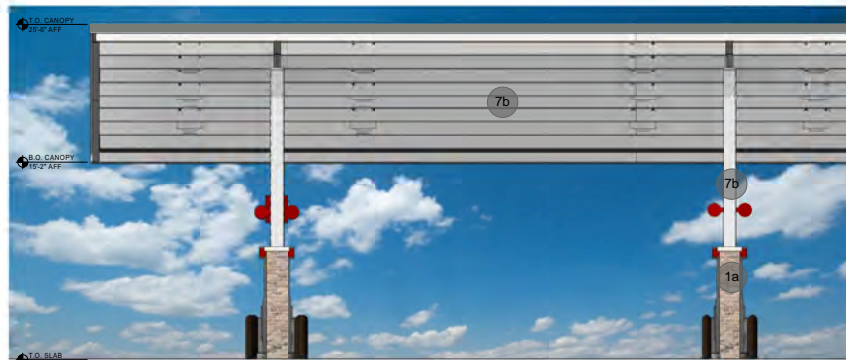


ILLUSTRATIVE BUILDING ELEVATIONS

JOHNSON CROSSING PD



① FUEL CANOPY ELEVATION
1/4" = 1'-0"



② FUEL CANOPY ELEVATION - LONG
1/4" = 1'-0"



③ FUEL CANOPY PERSPECTIVE

Elevations meet code.

MATERIALS:

- ①a BRICK-1
- ⑦b METAL: WHITE
- ④b ROOF: SLATE GREY



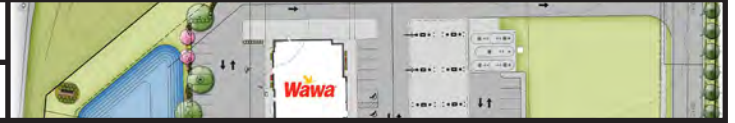
WAWA STACKED 8 FUEL CANOPY

ADDRESS
TOWN, STATE ZIP-CODE



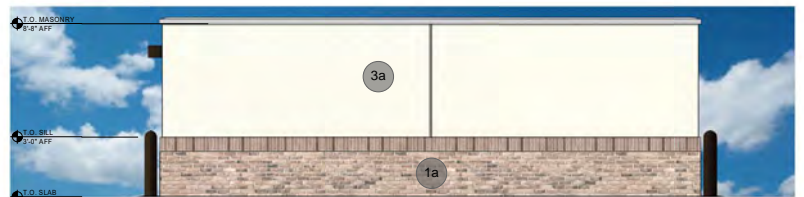
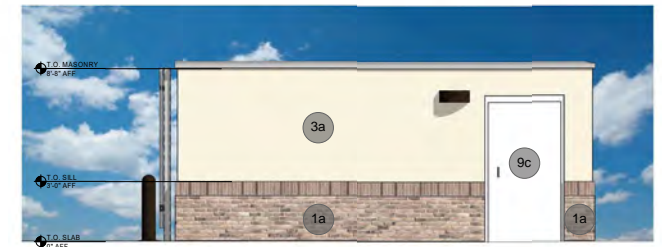
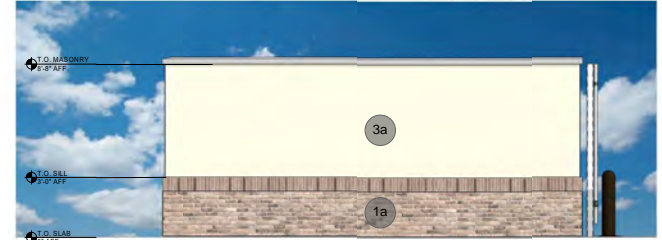
ILLUSTRATIVE BUILDING ELEVATIONS

JOHNSON CROSSING PD



MATERIALS:

- 1a BRICK-1
- 3a EIFS OR STUCCO
- 7b METAL: WHITE



Elevations meet code.

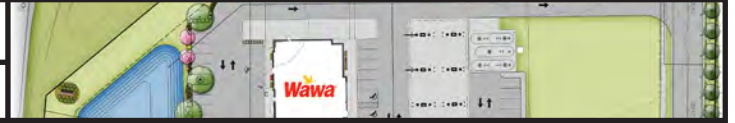


- TRASH COMPOUND -



ILLUSTRATIVE BUILDING ELEVATIONS

JOHNSON CROSSING PD

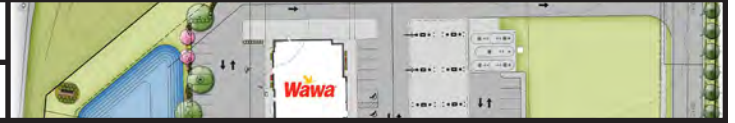


exterior rendering_front
02_28_2024



ILLUSTRATIVE BUILDING ELEVATIONS

JOHNSON CROSSING PD



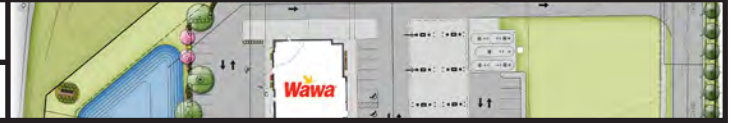
exterior rendering_side

02_28_2024



ILLUSTRATIVE BUILDING ELEVATIONS

JOHNSON CROSSING PD



exterior rendering_rear

02_28_2024



TAB 5

PRELIMINARY DEVELOPMENT PLAN

JOHNSON CROSSING PD



PRELIMINARY DEVELOPMENT PLANS FOR: JOHNSON CROSSING

191ST ST & S.R. 37 NOBLESVILLE, IN 46060 SECTION 29, TOWNSHIP 19N, RANGE 05E NOBLESVILLE TOWNSHIP, HAMILTON COUNTY

SHEET INDEX	
SHEET NO.	SHEET TITLE
C000	COVER SHEET
C100	EXISTING CONDITIONS AND DEMOLITION PLAN
C200	SITE PLAN
C400	UTILITY PLAN

CIVIL ENGINEERS
AND ARCHITECTS
DESIGN CONSULTANTS
GEOTECHNICAL,
ENVIRONMENTAL,
ARCHITECTURAL PLANNING
CONSTRUCTION AND
CONSTRUCTION MANAGEMENT



DATE

PLANS PREPARED FOR:

JDF DEVELOPMENT LLC
JOE FARR
14074 TRADE CENTER DR, SUITE 229
FISHERS, IN 46038
(317) 509-7388

OPERATING AUTHORITIES

CITY OF NOBLESVILLE

NOBLESVILLE UTILITIES
JONATHAN MURGGAUX
UTILITIES DIRECTOR
177 WASHINGTON STREET
NOBLESVILLE, IN 46060
(317) 776-6353

PUBLIC WORKS ENGINEERING DEPARTMENT
CITY ENGINEER
ALICHA KRUPPIEN
16 S 10TH STREET
NOBLESVILLE, IN 46060
(317) 767-6330

FIRE DEPARTMENT
DARREL CROSS
DIVISION CHIEF - FIRE MARSHAL
135 S 9TH STREET
NOBLESVILLE, IN 46060
(317) 776-6336 X 1414

ELECTRICITY
DUKE ENERGY
JON SHAZT
100 SOUTH MILL CREEK RD
NOBLESVILLE, IN 46062
(317) 800-5241
JONSHA@DUKEENERGY.COM

NATURAL GAS
CENTERPOINT ENERGY
RANDY CRUICKSHED
1650 ALBIONVILLE ROAD
NOBLESVILLE, IN 46060
(317) 776-5540

POLICE DEPARTMENT
JOHN MANN
POLICE CHIEF
135 S 9TH STREET
NOBLESVILLE, IN 46060
(317) 776-6340

WATER
INDIANA AMERICAN WATER CO
CANDRA COV
15227 HERMAN BLVD
NOBLESVILLE, IN 46060
(317) 773-2497

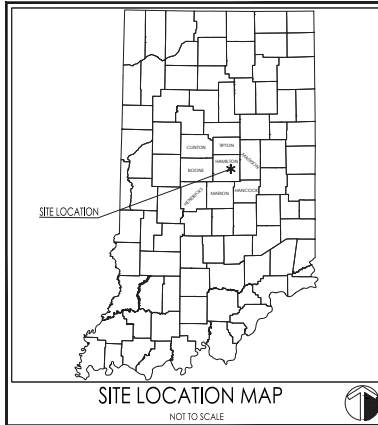
TELEPHONE
AT&T
BRYAN PETERS
NOBLESVILLE, IN 46060
(317) 610-5437

PROJECT TEAM

GENERAL CONTRACTOR	CIVIL ENGINEER	ARCHITECT	LANDSCAPE ARCHITECT
TERRA SITE DEVELOPMENT CREGG BRPYLE 14102 SPRING MILL RD WESTFIELD, INDIANA 46074 (317) 399-1216 CRPYLE@TERRASITDEV.COM			

GENERAL NOTES

- The construction plans shall govern over any other forms of needs, which includes digital files of this project.
- The contractor shall be responsible for obtaining or verifying that all permits and approvals are obtained from the respective Town, county, state & federal agencies prior to starting construction.
- If and in the contractor's responsibility to determine the exact location of all existing utilities in the vicinity of the construction area prior to starting construction. Once all utilities have been located, it will be the contractor's responsibility to maintain in service all existing utilities encountered during construction unless otherwise indicated in the construction drawings.
- Before working with or around existing utilities, the applicable utility company shall be contacted by the contractor. It shall be the contractor's responsibility to notify and coordinate construction with all respective utilities.
- All construction methods and materials must conform to current standards and specifications for the governing municipality requirements.
- Maintenance of traffic needed for this project shall be installed and maintained per INDOT specifications and the Indiana MUTCD Manual.
- The contractor shall be responsible for all field dimensions and shall verify all dimensions on the site prior to start of construction. If any discrepancies are found in these plans from actual field conditions, the contractor shall notify the engineer immediately.
- All quantities given on these construction plans or in the scope of work section are estimates and shall be confirmed by the bidding contractor.
- It shall be the responsibility of the developer and contractor to maintain quality control throughout the project.
- Bearings, dimensions, and easements are shown for reference only. See record surveys and plans for exact information.



LEGAL DESCRIPTION

DESCRIPTION OF REAL ESTATE
PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 5 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 5 EAST; THENCE ON THE NORTH LINE OF SAID SOUTHWEST QUARTER SOUTH 89 DEGREES 15 MINUTES 17 SECONDS WEST 504.00 FEET; THENCE SOUTH 08 DEGREES 17 MINUTES 10 SECONDS WEST 500.00 FEET TO THE POINT OF BEGINNING OF THE DESCRIPTION;
THENCE SOUTH 08 DEGREES 17 MINUTES 10 SECONDS WEST 565.00 FEET;
THENCE SOUTH 89 DEGREES 15 MINUTES 17 SECONDS WEST 609.77 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 37; FERRISMAN HIGHWAY PLANS, PROJECT 09A-2;
THENCE ON SAID RIGHT-OF-WAY LINE THE FOLLOWING COURSES:
1) THENCE NORTH 09 DEGREES 14 MINUTES 45 SECONDS EAST 140.49 FEET;
2) THENCE NORTH 20 DEGREES 25 MINUTES 45 SECONDS EAST 299.86 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 191ST STREET; THENCE ON SAID RIGHT-OF-WAY LINE 3 COURSES:
1) THENCE NORTH 09 DEGREES 14 MINUTES 45 SECONDS EAST 88.00 FEET;
2) THENCE NORTH 84 DEGREES 45 MINUTES 51 SECONDS EAST 150.48 FEET;
3) THENCE NORTH 84 DEGREES 15 MINUTES 17 SECONDS EAST 62.00 FEET TO THE POINT OF BEGINNING, CONTAINING 3 ACRES, MORE OR LESS.

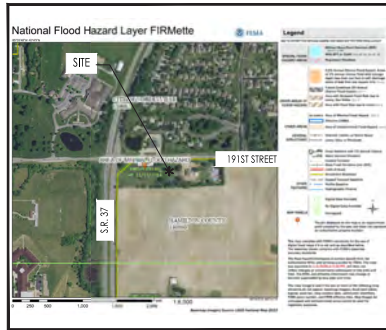
NOTES

ALL CONTRACTORS SHALL REVIEW CITY OF NOBLESVILLE STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THE PROJECT. ADDITIONAL SPECIFICATIONS NOT INCLUDED IN THE SET OF PLANS, MAY BE REQUIRED.

ERRORS AND OMISSIONS STATEMENT:

DESIGN PROFESSIONAL CERTIFYING 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 OR OMISSION IS FOUND, THE DESIGNER IS NOT REQUIRED OF COMPLYING WITH ALL APPROPRIATE LAWS, STANDARDS, REGULATIONS AND ORDINANCES.

INDIANA STATE DEPARTMENT OF TRANSPORTATION STANDARDS SPECIFICATIONS LATEST EDITION TO BE USED AS SUPPLEMENTAL INFORMATION WITH THESE PLANS.



JOHNSON CROSSING

191ST ST & S.R. 37 - NOBLESVILLE, IN 46060

JDF DEVELOPMENT LLC

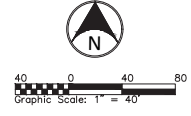
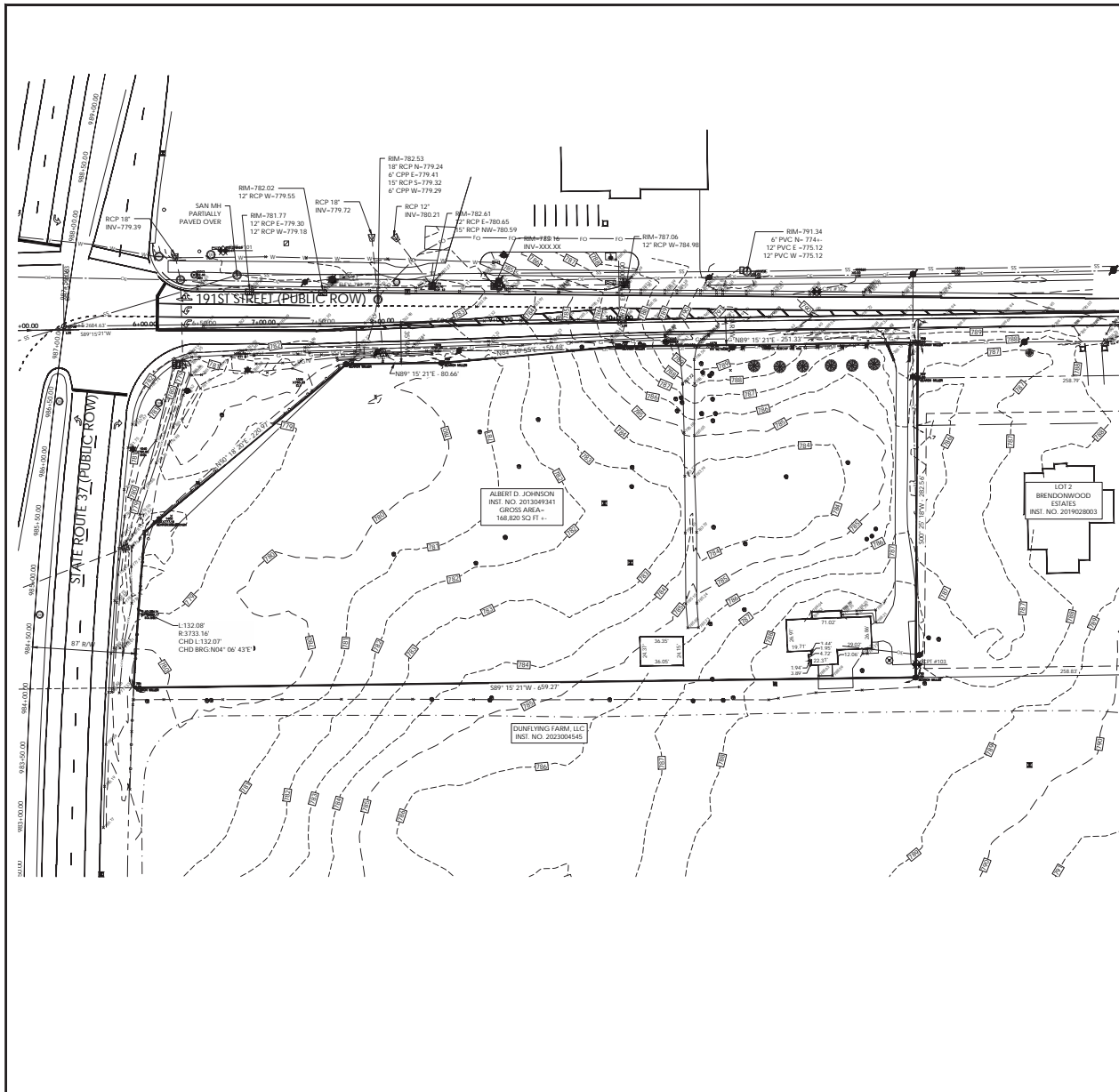
14074 TRADE CENTER DRIVE - FISHERS, IN 46038

COVER SHEET

FRANKDATE:	1/08/25
DESIGN:	CDK
CHECK:	CDK
DRAWN:	BY
PROJECT NO.:	2401002
PLANNING:	C000

PRELIMINARY DEVELOPMENT PLAN

JOHNSON CROSSING PD



FLOOD NOTES
 The survey tracks lie within Flood Hazard Zone "X" Unshaded. Areas determined to be outside 500 year floodplain as scatted off the FEMA FIRM Maps Numbered: 189VCD162, eff. APRIL 19TH, 2016.

SURVEY LEGEND

■ WALLBOX	● FIRE HYDRANT
○ POLE	● POST INDICATOR VALVE
○ HOLLOW (W/ TYPE)	○ FIRE DEPARTMENT CONN.
○ SIGN	○ WATER WELL
○ VALVE/VALVE POST	○ WATER SINGOFF
○ GAS/PUMP	○ WATER AIR RELEASE
○ A.C. UNIT	○ BRIGADITION
○ LIGHT POLE	○ SPRINKLERHEAD
○ GROUND LIGHT	○ SEPTIC TANK
○ ALEC. CHUTE / CONN.	○ GREASER PUMP OR CLEANOUT
○ POWER POLE	○ GREASE PIT
○ POWER POLE WITH "P"	○ COMBINATION PALET
○ GUY WIRE	○ ROLL CURB PALET
○ GUY POST	○ CURB PALET WITH SLOTTED HD
○ GROUND ELECTRIC	○ DROP PALET (ROUND)
○ SANDY GROUND	○ DROP PALET (RECTANGULAR)
○ ALEC. UTILITY METERY	○ STAND PIPE /
○ ALEC. CONNECTION (W/ TYPE)	○ RIGID TILE ROOF
○ POWER ELEC.	○ YARD DRAIN
○ WIRE ELECTRIC HOUSING	○ POND OUTLET STRUCTURE
○ "P" PANEL	○ DECIDUOUS TREE
○ "P" METER	○ CONIFEROUS TREE
○ "P" VALVE	○ SHRUB - SMALL TREE
○ "P" PRECAST - ROSE	○ "P" WARNING POST
○ "P" VALVE UTILITY MANHOLE	○ "P" WARNING
○ "P" CONCRETE	

UTILITY DESIGNATIONS ("P")

C - COMBINATION UTILITY	S - SANITARY SEWER
D - DRAINAGE DRAIN	SW - SEWER
E - ELECTRIC (ELEC.)	SM - SLOPE
F - FIBER OPTIC	SF - SANDY FIBER OPTIC (FOR PWP)
FO - FIBER OPTIC (CABLE)	T - TELEPHONE (TELE)
G - GAS	TR - TRAFFIC
B - BRIGADITION	U - UTILITY CABLE/FIBER OPTICS
L - LIGHT (FOR PWP)	W - WATER

SURVEY LEGEND

— SEWER PIPE	--- HATCHED LINE
--- STORM WATER	--- FLOW LINE /
--- ELEC. UNDERGROUND	--- WATER EDGE
--- ELEC. OVERHEAD	--- FARM FIELD LINE
--- TELE. UNDERGROUND	--- FENCE - BARK WIRE
--- GAS / HIGH	--- FENCE - CHAIN LINK
--- PRESSURE PIPELINE	--- FENCE - ELECTRIC
--- WATER	--- TOP OF BANK
--- DRIVING CONTOURS	

C.H. RICHARDS
 ARCHITECTURAL
 ENGINEERING
 GEOTECHNICAL
 ENVIRONMENTAL
 CONSTRUCTION
 CONSULTING
 1402 TRADE CENTER DRIVE, SUITE 100
 WASHINGTON, DC 20004
 TEL: 202.462.1000
 WWW.CHRARCH.COM

DATE	
DESCRIPTION	
BY	
CHECKED BY	

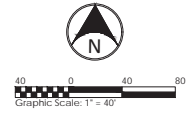
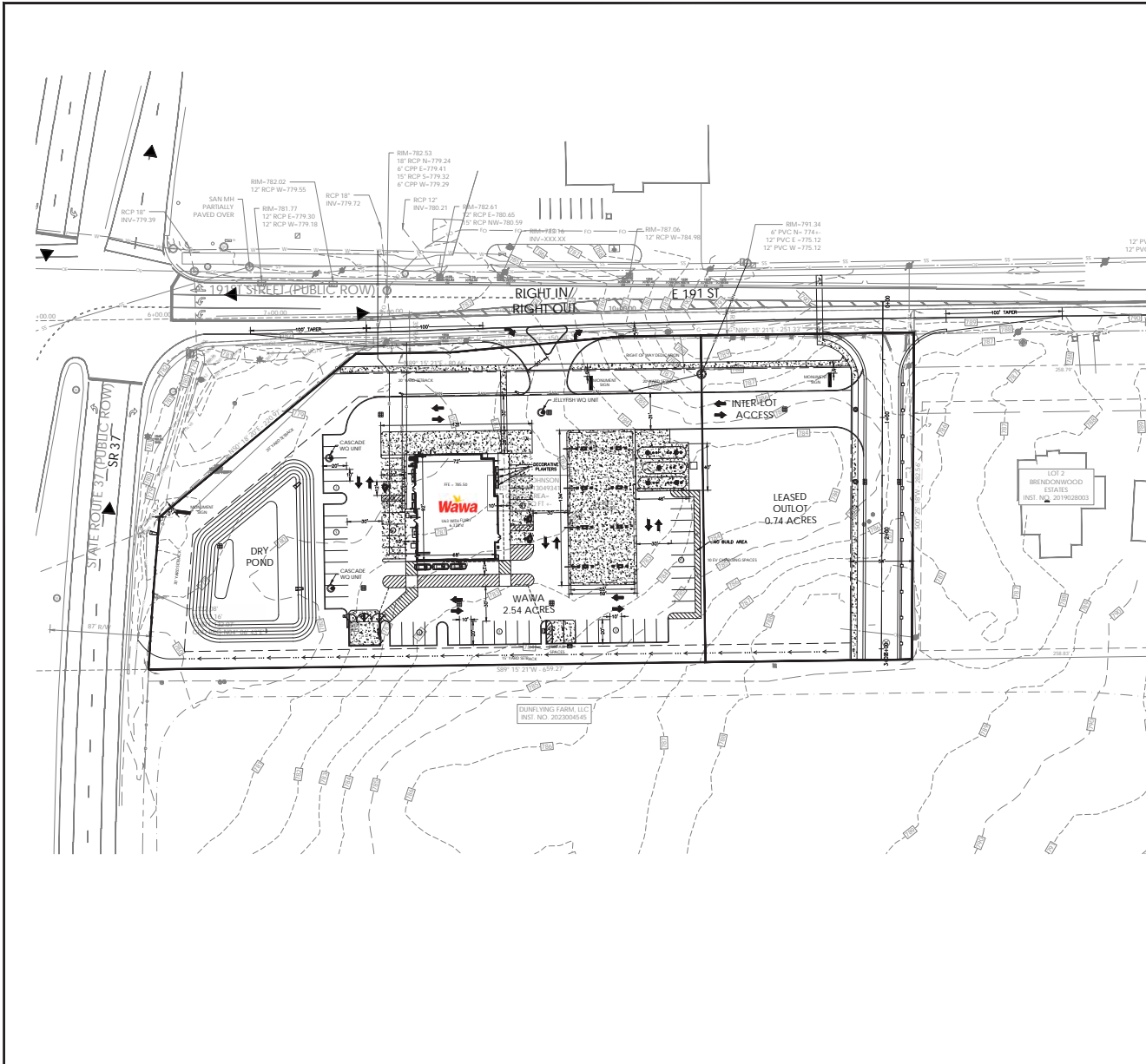
PROJECT NO.	
DATE	

JOHNSON CROSSING
 PREPARED BY: WALTER E. HENNING
 DEVELOPMENT, LLC
 1402 TRADE CENTER DRIVE, SUITE 100, WASHINGTON, DC 20004
EXISTING CONDITIONS AND DEMOLITION PLAN

PLAN DATE	02/12/25
DESIGNER	W.E.H.
CHECKED	G.S.
DRAWN	W.E.H.
PROJECT NO.	2401002
SHEET NO.	C100

PRELIMINARY DEVELOPMENT PLAN

JOHNSON CROSSING PD



SITE DATA	
JURISDICTION	CITY OF NOBLESVILLE
EXISTING ZONING	R1
COMMON AREA	0.62 ACRES
LEASED AREA	0.74 ACRES
TOTAL SITE AREA	3.28 ACRES
FRONT YARD SETBACK	20'
REAR YARD SETBACK	15'
WAWA	
SITE AREA	1.92 ACRES
BUILDING AREA	6,372 GSF
PARKING SPACES REQUIRED	3 SPACES / FUEL BAY = 48 S SPACE / 250 SF
PARKING SPACES PROVIDED	53 SPACES (INCLUDED 3 ADA)

HOVRANT VALVE	FOUR-DASH SWH
TEE	CABLE TV (IN)**
ADM-FDR	ELECTRIC (IN)**
RING	REOF (IN) LINE
TEMP. FLUSH HYDRANT	B/SURFACE DRAIN
BLANCHOFF	STORM UNDERDRAIN
INVERT BLOCK	STORM SEWER
PIED	SAFARIY FEWER
REDUCER	FORCE MAIN
HALI SEWER	GAI LINE
CROSS	"BYPASS LINE"
WATER METER	WATER LINE
POSSIBLE TOP VALVE	**PREFR FOR UTILITY LINES
RE-CONNECTIN	UG - UNDERGROUND
TRANSFORMER PAD	OH - OVERHEAD
RELOCATED ELECTRIC/TELEPHONE POLE	MANHOLE
BEH	
HANDICAP PARKING	
CLEAN OUT	
STORM CHAMBER	
SAFARIY MANHOLE	
STORM MANHOLE	
STORM COMBINATION INLET	
STORM GRATE INLET	
STORM BEER REWARD DRAIN	
STORM GRATE INLET	
BWP	

CHR. BUCKNER
LAND SURVEYOR
REGISTERED
GEOLOGICAL
ENVIRONMENTAL
CONSTRUCTION INS
CONSULTANT
1432 SOUTHWOOD WHEELERS ROAD #114
PO BOX 28329 N. ALBANY, IN 46708
WWW.TERRASITEDEVELOPMENT.COM

DATE	DESCRIPTION

JOHNSON CROSSING
PREPARED BY: TERRA SITE DEVELOPMENT, LLC
PROJECT NO.: 2401002
1432 SOUTHWOOD WHEELERS ROAD, ALBANY, IN 46708

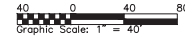
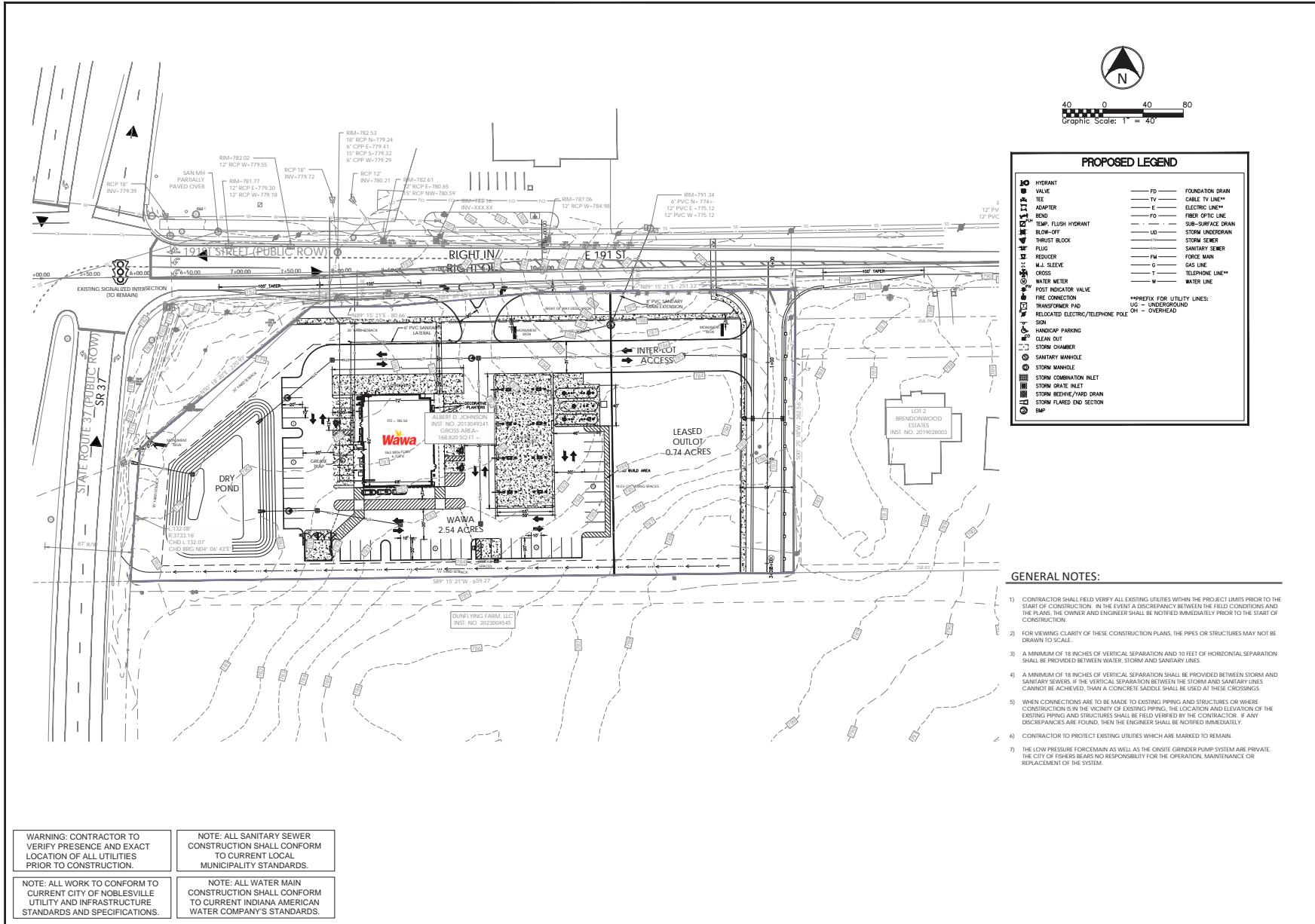
SITE PLAN

PLAN DATE:	02/12/25
DESIGNER:	GH
DRAWN BY:	VT
PROJECT NO.:	2401002
DATE:	02/12/25
2401002	

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PRELIMINARY DEVELOPMENT PLAN

JOHNSON CROSSING PD



PROPOSED LEGEND			
HO	HYDRANT	FD	FOUNDATION DRAIN
VA	VALVE	TV	CABLE TV LINE**
TE	TEE	E	ELECTRIC LINE**
AD	ADAPTER	FO	FIBER OPTIC LINE
BCD	BEND	SSD	SUB-SURFACE DRAIN
TF	TEMP. FLUSH HYDRANT	SD	STORM UNDERDRAIN
BO	BLOW-OFF	LS	STORM SEWER
TB	THRUST BLOCK	FM	SANITARY SEWER
FL	FLUG	FM	FORCE MAIN
RD	REDUCER	G	GAS LINE
MS	M.S. SLEEVE	T	TELEPHONE LINE**
CR	CROSS	W	WATER LINE
WM	WATER METER		
PI	POST INDICATOR VALVE		
FC	FIRE CONNECTION	**PREFIX FOR UTILITY LINES:	
TP	TRANSFORMER PAD	UG	UNDERGROUND
RE	RELOCATED ELECTRIC/TELEPHONE POLE	OH	OVERHEAD
S	SIGN		
HP	HANDICAP PARKING		
CO	CLEAN OUT		
SC	STORM CHAMBER		
SM	SANITARY MANHOLE		
SI	STORM MANHOLE		
SCIN	STORM COMBINATION INLET		
SGI	STORM GRATE INLET		
SB	STORM BEEHIVE/HARD DRAIN		
SE	STORM FLARED END SECTION		
BMP	BMP		

GENERAL NOTES:

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITIES WITHIN THE PROJECT LIMITS PRIOR TO THE START OF CONSTRUCTION. IN THE EVENT A DISCREPANCY BETWEEN THE FIELD CONDITIONS AND THE PLANS, THE OWNER AND ENGINEER SHALL BE NOTIFIED IMMEDIATELY PRIOR TO THE START OF CONSTRUCTION.
- FOR VIEWING CLARITY OF THESE CONSTRUCTION PLANS, THE PIPES OR STRUCTURES MAY NOT BE DRAWN TO SCALE.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION AND 10 FEET OF HORIZONTAL SEPARATION SHALL BE PROVIDED BETWEEN WATER, STORM AND SANITARY LINES.
- A MINIMUM OF 18 INCHES OF VERTICAL SEPARATION SHALL BE PROVIDED BETWEEN STORM AND SANITARY SEWERS IF THE VERTICAL SEPARATION BETWEEN THE STORM AND SANITARY LINES CANNOT BE ACHIEVED, THEN A CONCRETE SHOULDER SHALL BE USED AT THESE CROSSINGS.
- WHEN CONNECTIONS ARE TO BE MADE TO EXISTING PIPING AND STRUCTURES OR WHERE CONSTRUCTION IS IN THE VICINITY OF EXISTING PIPING, THE LOCATION AND ELEVATION OF THE EXISTING PIPING AND STRUCTURES SHALL BE FIELD VERIFIED BY THE CONTRACTOR. IF ANY DISCREPANCIES ARE FOUND, THEN THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
- CONTRACTOR TO PROTECT EXISTING UTILITIES WHICH ARE MARKED TO REMAIN.
- THE LOW PRESSURE FORCE MAIN AS WELL AS THE ONSITE GRINDER PUMP SYSTEM ARE PRIVATE. THE CITY OF FISHER BEARS NO RESPONSIBILITY FOR THE OPERATION, MAINTENANCE OR REPLACEMENT OF THE SYSTEM.

WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

NOTE: ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO CURRENT LOCAL MUNICIPALITY STANDARDS.

NOTE: ALL WORK TO CONFORM TO CURRENT CITY OF NOBLESVILLE UTILITY AND INFRASTRUCTURE STANDARDS AND SPECIFICATIONS.

NOTE: ALL WATER MAIN CONSTRUCTION SHALL CONFORM TO CURRENT INDIANA AMERICAN WATER COMPANY'S STANDARDS.

CIVIL ENGINEER AND DESIGNER: TERRA SITE DEVELOPMENT, INC. 1402 TRADE CENTER PARKWAY, WHEAT RIDGE, IN 46088

1402 TRADE CENTER PARKWAY, WHEAT RIDGE, IN 46088
PH: 317.942.8888
WWW.TERRASITEDVELOPMENT.COM

DATE	
REVISED DATE	
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JOHNSON CROSSING

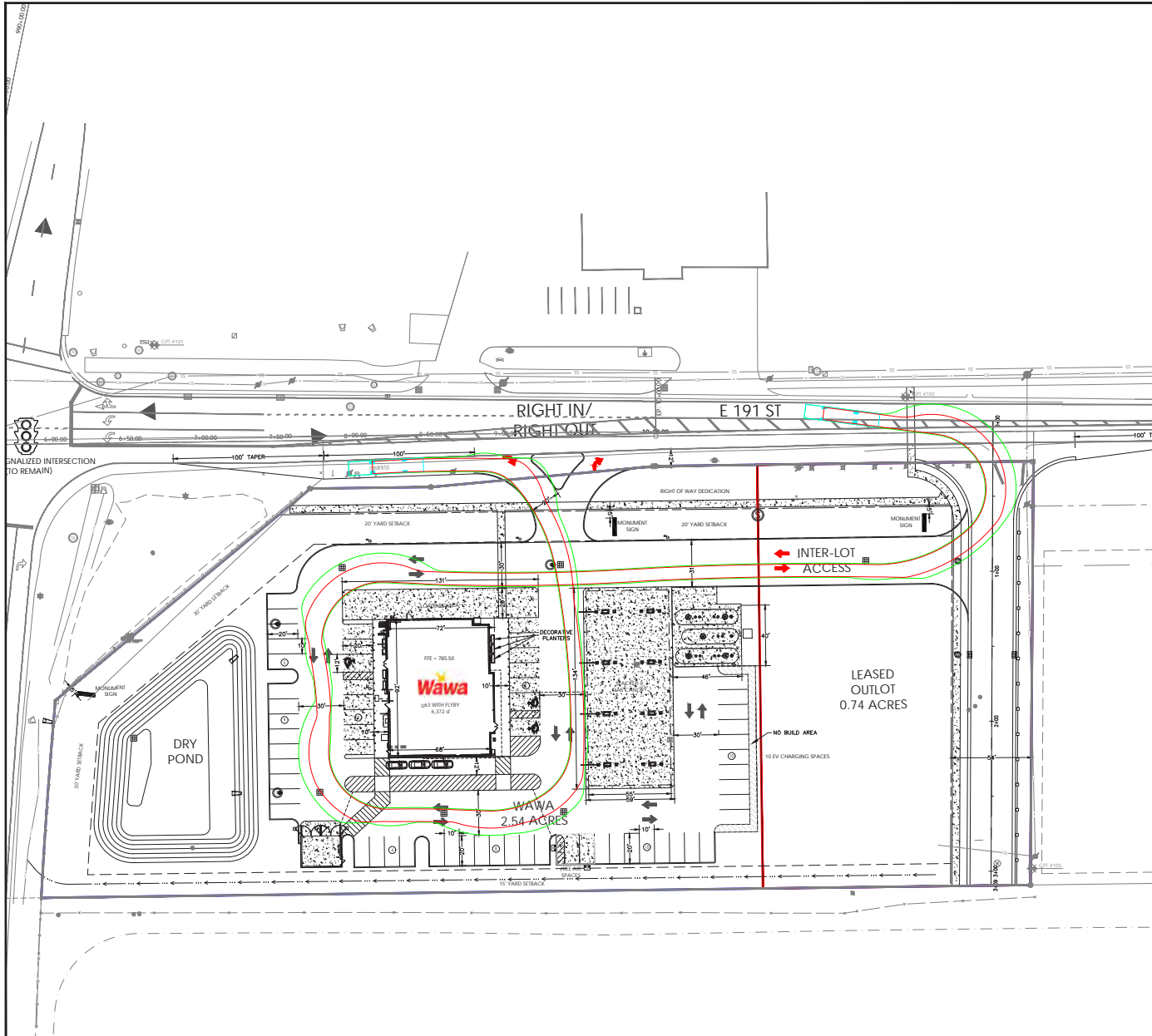
1402 TRADE CENTER PARKWAY, WHEAT RIDGE, IN 46088

UTILITY PLAN

PLAN DATE:	02/12/25
DESIGN BY:	GD
CHECK BY:	WT
PROJECT NO:	2401002
HEET NO:	C400

PRELIMINARY DEVELOPMENT PLAN

JOHNSON CROSSING PD



CALL NUMBER:
LAND SURVEY:
DEVELOPMENT CONSULTANT:
GEOTECHNICAL:
HYDROLOGICAL:
CONSTRUCTION STAGING:
CONSTRUCTION MAT STAGING



NO.	DATE	DESCRIPTION

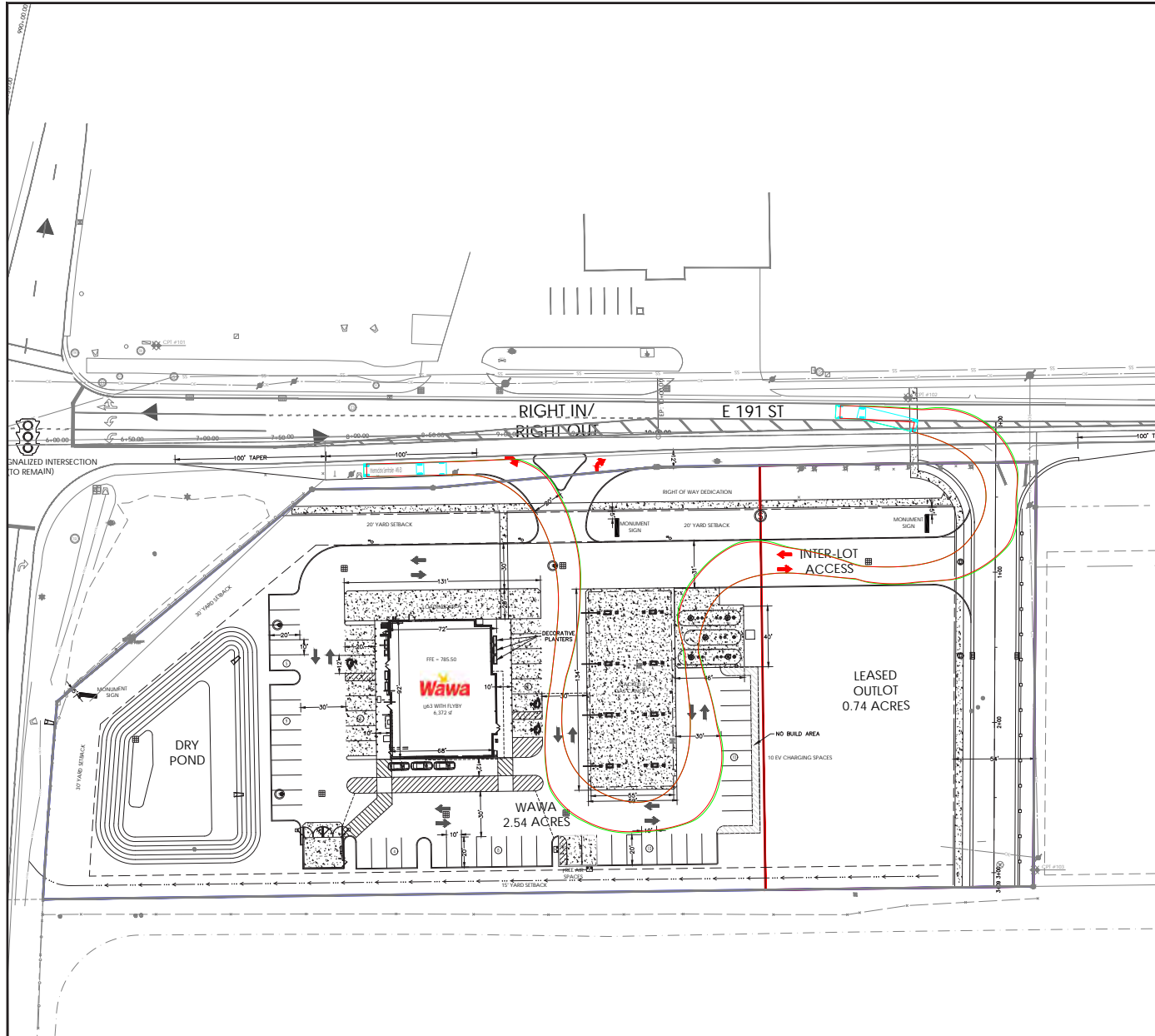
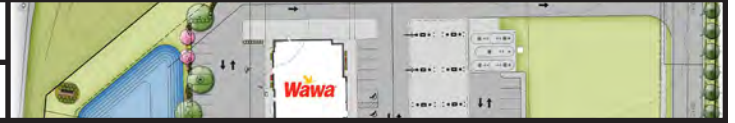
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JOHNSON CROSSING 100 TRADE CENTER DR. SUITE 229, FISHER, IN 46038 14074 TRADE CENTER DR. SUITE 229, FISHER, IN 46038 FIRE TRUCK VEHICLE TRACKING

PLAN DATE:	1/08/25
DESIGN BY:	
CHECK BY:	
PROJECT NO.:	2401002
SHEET NO.:	

PRELIMINARY DEVELOPMENT PLAN

JOHNSON CROSSING PD



CALL SERVICES
LAND SURVEYING
DEVELOPMENT CONSULTANTS
GEOGRAPHICAL
INFORMATION SYSTEMS
CONSTRUCTION STAGING
CONSTRUCTION MANAGEMENT

14624 TRADE CENTER DRIVE, SUITE 229, FISHERS, IN 46038
P: 317.790.3116 F: 317.299.5216
www.ferraindiana.com

NO.	DATE	DESCRIPTION

JOHNSON CROSSING
14624 TRADE CENTER DRIVE, SUITE 229, FISHERS, IN 46038
FUEL TRUCK VEHICLE TRACKING

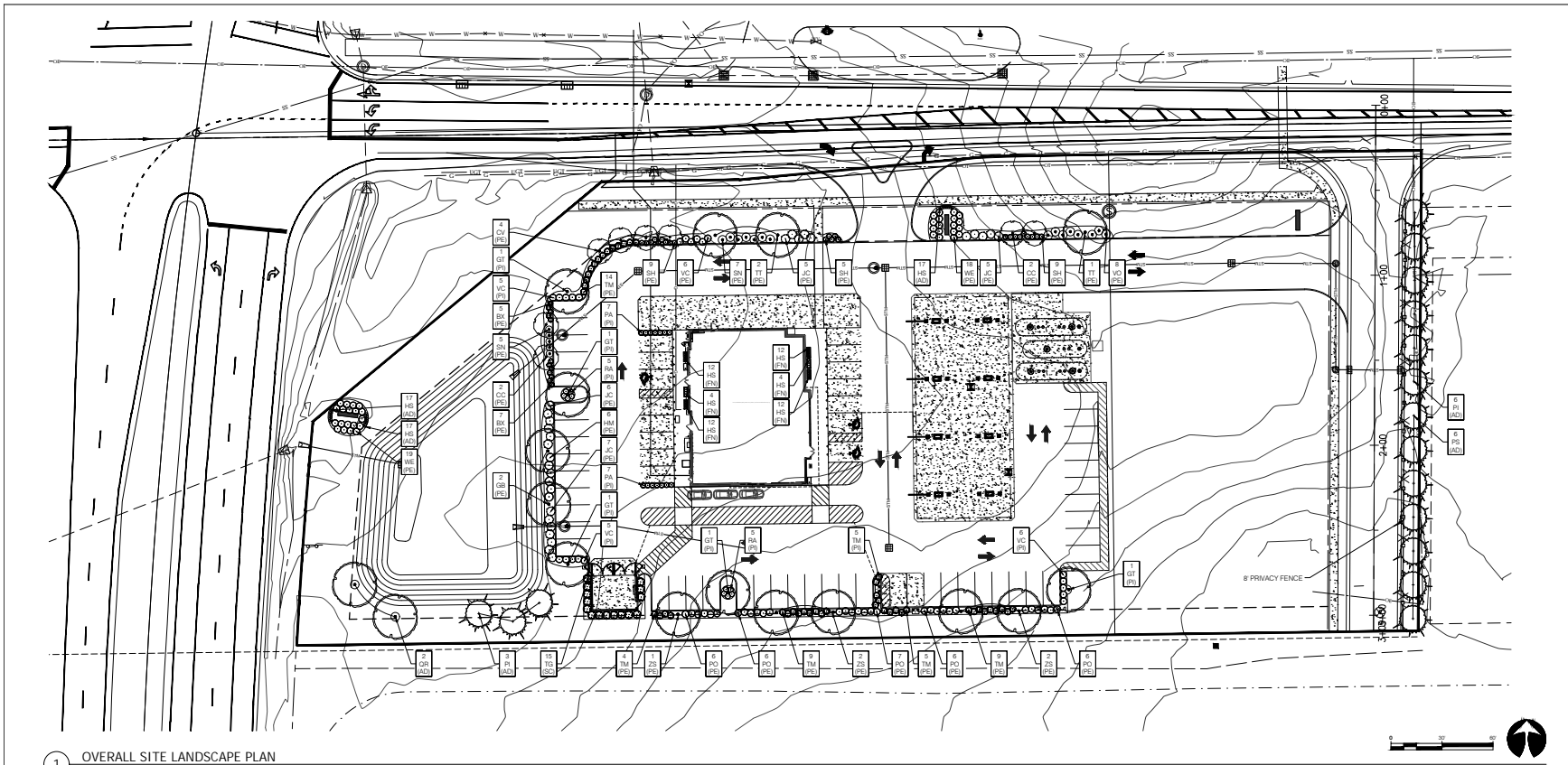
PLAN DATE	1/08/25
DESIGN BY	CD
CHECK BY	GD
DRAWN BY	ET
PROJECT NO.	2401002
SHEET NO.	

www.ferraindiana.com

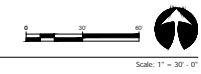
TAB 6

LANDSCAPING PLAN

JOHNSON CROSSING PD



1 OVERALL SITE LANDSCAPE PLAN



LA PIP
design group, llc
landscape
architecture
+
planning
professionals
317.258.5229
lapp@lappdesigngroup.com
Consultants

Project Info
Wawa
191st Street
Noblesville, IN



Know what's below.
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NOT FOR CONSTRUCTION

Drawing Scope
OVERALL SITE
LANDSCAPE PLAN

Drawing Info
Drawn: JME
Checked: JME
Date: 01/10/2023
Project No: 24333
Revision: 01/31/2023

Sheet No.
L1.0

REQUIREMENTS

(PL) PARKING LOT REQUIREMENTS	5% OF PAVED AREA IN ISLAND SPACE 1 CANOPY TREE + 5 SHRUBS PER ISLAND
(SC) SCREENING REQUIREMENTS	3 SIDES SCREENING TRASH ENCLOSURE WITH 6' TALL EVERGREENS 3 SIDES OF SCREENING PROVIDED
(FN) FOUNDATION REQUIREMENTS	NORTH SIDE FOUNDATION 72 LF @ 3 ORNAMENTAL TREE + 33 SHRUB PER 100 LF 0 TREES AND 0 SHRUBS PROVIDED
	WEST SIDE FOUNDATION 92 LF @ 3 ORNAMENTAL TREE + 33 SHRUB PER 100 LF 0 TREES, 0 SHRUBS AND 28 PERENNIALS PROVIDED IN PLANTERS
	EAST 92 LF @ 2 ORNAMENTAL TREE + 15 SHRUB PER 100 LF 0 TREES, 0 SHRUBS AND 28 PERENNIALS PROVIDED IN PLANTERS
	SOUTH SIDE FOUNDATION 72 LF @ 2 ORNAMENTAL TREE + 15 SHRUB PER 100 LF 0 TREES AND 0 SHRUBS PROVIDED
(PL) PARKING LOT PERIMETER	2 CANOPY + 33 SHRUBS PER 100 LF WEST SIDE 150 LF @ 3 CANOPY TREES + 49 5 SHRUBS RECD 2 CANOPY TREES + 2 ORNAMENTAL + 34 SHRUBS PROVIDED
	SOUTH SIDE 240 LF @ 4 CANOPY TREES + 79 2 SHRUBS RECD 3 CANOPY TREES + 56 SHRUBS PROVIDED
	EAST SIDE 100 LF @ 2 CANOPY TREES + 33 SHRUBS RECD 0 CANOPY TREES + 0 SHRUBS PROVIDED PER PD DOCUMENT
	NORTH SIDE 300 LF @ 6 CANOPY TREES + 99 SHRUBS RECD 3 CANOPY TREES + 6 ORNAMENTAL 34 SHRUBS AND GRASSES PROVIDED

LEGEND

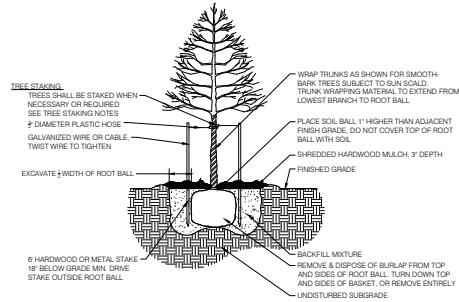
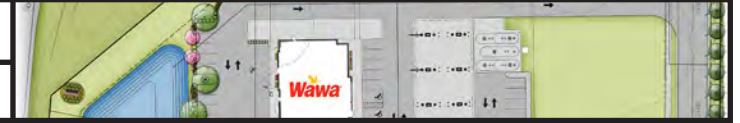
SYMBOL	DESCRIPTION	PLANT QUANTITY 4 AG (BT)	PLANT TYPE REG. LOCATION
(AD)	ADDITIONAL PLANTING NOT REQUIRED		
(SC)	SCREENING REQUIREMENTS		
(FN)	FOUNDATION REQUIREMENTS		
(PL)	PARKING LOT INTERIOR REQUIREMENTS		
(PE)	PARKING LOT EXTERIOR REQUIREMENTS		

PLANT SCHEDULE

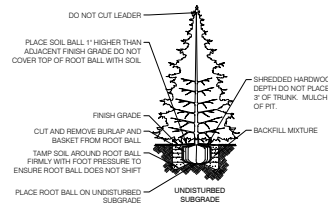
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	REMARKS
BX	12	<i>Buxus microphylla</i> 'Green Mountain'	Litellea Boxwood	24" H.T.	36" O.C.	F.T.B.
CC	4	<i>Cercis canadensis</i>	Eastern Redbud	1.5' CAL.	AS SHOWN	4' Clear Trunk
CV	4	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	1.5' CAL.	AS SHOWN	Specimen
GB	2	<i>Ginkgo biloba</i> 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5' CAL.	AS SHOWN	5' Clear Trunk
GT	5	<i>Gleditsia inacranthes</i> 'Shademaster'	Shademaster Honey Locust	2.5' CAL.	AS SHOWN	5' Clear Trunk
HE	8	<i>Heuchera</i> 'Palace Purple'	Palace Purple Coral Bell	#1	24" O.C.	
HM	6	<i>Hydrangea macrophylla</i> 'Nikko Blue'	Big Leaf Nikko Blue Hydrangea	24" H.T.	36" O.C.	F.T.B.
HS	99	<i>Hemerocallis x Black-Eyed Stella'</i>	Black-Eyed Stella Daylily	#1	12" O.C.	
JC	23	<i>Juniperus chinensis</i> 'Sea Green'	Sea Green Juniper	24" H.T.	AS SHOWN	F.T.B.
PA	14	<i>Pennisetum alopecuroides</i> 'Hameln'	Hameln Dwarf Fountain Grass	#2	36" O.C.	
PI	9	<i>Picea abies</i>	Norway Spruce	6' H.T.	AS SHOWN	F.T.B.
PS	6	<i>Pinus strobus</i>	White Pine	6' H.T.	AS SHOWN	F.T.B.
PO	31	<i>Physocarpus opulifolius</i>	Summer Wine Ninebark	24" H.T.	36" O.C.	F.T.B.
QR	2	<i>Quercus rubra</i>	Northern Red Oak	2.5' CAL.	AS SHOWN	5' Clear Trunk
RA	10	<i>Ribes alpinum</i> 'Green Mound'	Green Mound Alpine Currant	24" H.T.	36" O.C.	F.T.B.
SN	12	<i>Spiraea nipponica</i> 'Snowmound'	Snowmound Spirea	24" H.T.	48" O.C.	F.T.B.
SH	23	<i>Panicum virgatum</i> 'Shenandoah'	Shenandoah Red Switch Grass	#2	36" O.C.	
TG	15	<i>Thuja occidentalis</i> 'Emerald'	Emerald Arborvitae	6' H.T.	60" O.C.	F.T.B.
TM	46	<i>Taxus x media</i> 'Densiformis'	Dense Yew	24" H.T.	48" O.C.	F.T.B.
TT	3	<i>Tilia tomentosa</i> 'PNI 6051'	Green Mountain Linden	2.5' CAL.	AS SHOWN	5' Clear Trunk
VC	21	<i>Viburnum cerasiifolium</i> 'Compactum'	Korean Spice Viburnum	24" H.T.	48" O.C.	F.T.B.
VO	8	<i>Viburnum opulus</i> 'Compactum'	European Cranberry Viburnum	24" H.T.	48" O.C.	F.T.B.
WE	37	<i>Weigela florida</i> 'Variegata'	Variegated Weigela	24" H.T.	36" O.C.	F.T.B.
ZS	5	<i>Zelkova serrata</i> 'Green Vase'	Green Vase Zelkova	2.5' CAL.	AS SHOWN	5' Clear Trunk

LANDSCAPING PLAN

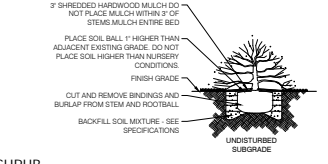
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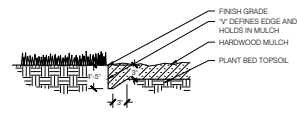
1 DECIDUOUS TREE



2 EVERGREEN TREE



3 SHRUB



4 TYPICAL SPADE EDGE DETAIL

NOTES

GENERAL NOTES:

- ALL UTILITIES SHALL BE LOCATED AND MARKED PRIOR TO BEGINNING WORK. RELOCATE PLANTS FROM OVER OR UNDER UTILITIES. RELOCATION SHALL BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO RELOCATION.
- UTILITY LOCATION NOTE: ALL LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON INFORMATION SUPPLIED BY EITHER THE CIVIL ENGINEER SURVEYOR OR OWNER. RECONSTRUCTION IN THE FIELD OF DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO BEGINNING WORK.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL PREVAIL.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PREPARATION, MATERIALS, DELIVERY, INSTALLATION AND INITIAL MAINTENANCE FOR THE LANDSCAPE PORTION OF THE PROJECT FOR ALL ITEMS SHOWN AND AS DIRECTED BY THE OWNER AND/OR LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR THEIR PORTION OF WORK.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER'S REPRESENTATIVE.
- CLEAN UP ALL DEBRIS AND REMOVE FROM SITE. REPAIR ALL DAMAGED OR DISTURBED AREAS CAUSED BY LANDSCAPE WORK.
- TOPSOIL NOTE:** TOPSOIL SHALL BE FERTILE, NATURAL, LOAM, SURFACE SOIL AND FREE OF SUBSOIL, CLAY LAMPS, BRUSH, WEEDS, LITTER, ROOTS, STUMPS, LIMBS, TWIGS, LIMBS AND OTHER FERTILIZERS, CHEMICALS, HERBICIDES, AND OTHER CONTAMINANTS OR TOXIC WATER POLLUTANTS. TOP SOIL GROWTH AND THE ENVIRONMENT. WATER SOLUBLE, DRYFORM OR HEAVY METAL TESTS SHALL NOT BE ACCEPTED. TOPSOIL SHALL HAVE A PH VALUE OF 6.0 TO 7.4 AND AN ORGANIC VALUE OF 3% TO 5%. SUBMIT SOIL SAMPLES, PH LEVELS, AND NPK ANALYSIS PRIOR TO DELIVERY TO SITE.

PLANTING NOTES:

- REMOVE WEEDS, ORGANIC MATTER AND ROCKS LARGER THAN 1\"/>
- BACKFILL FOR TREE PLANTING SHALL BE 75% TOPSOIL AND 25% ORGANIC COMPOST. TOP LAYER OF BACKFILL SHALL BE 100% OF SURROUNDING TOPSOIL. A 3-10 ANALYSIS LOW NITROGEN FERTILIZER SHALL BE RECOMENDED INTO BACKFILL AT APPROPRIATE RATES.
- THE TOPS OF ALL TREE AND SHRUB ROOT BALLS TO BE PLACED A MINIMUM OF ONE (1) INCH ABOVE FINAL GRADE. ALL TREES LOCATED OUTSIDE OF BEDS SHALL HAVE A MINIMUM 18\"/>
- ALL TREE SAUCERS AND PLANTING BEDS SHALL RECEIVE MINIMUM OF THREE (3) INCHES GRADE A, SHREDDED HARDWOOD BARK MULCH. NO DYPRESS, WOOD CHIPS, ARTIFICIAL, DYEDED MULCH ALLOWED.
- NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/OWNER REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL REJECT AND APPROVE PLANT LOCATIONS FOR ACCURACY AND COMPLIANCE WITH DESIGN INTENT PRIOR TO RELOCATION.
- THE OWNER, OWNER'S AGENT, OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS AT ANY TIME DURING THE COURSE OF THE PROJECT UNTIL PROJECT IS ACCEPTED BY THE OWNER.
- LANDSCAPE CONTRACTOR SHALL LAYOUT AND STAKE ALL PLANT LOCATIONS AS SHOWN ON THE DRAWINGS PRIOR TO INSTALLATION. OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL REJECT AND APPROVE PLANT LOCATIONS FOR ACCURACY AND COMPLIANCE WITH DESIGN INTENT PRIOR TO RELOCATION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PLANTING OF SPECIFIED PLANTS AND MAINTAINING ALL PLANT MATERIALS IN AN ALIVE AND QUALITY CONDITION UNTIL ACCEPTANCE BY THE OWNER. THIS INCLUDES A MINIMUM WATERING, WEEDING, INSECT AND DISEASE CONTROL, PRUNING OF DAMAGED OR INADEQUATE LIMBS, AND KEEPING PLANTS IN THE ALIVE AND UPRIGHT POSITIONS.
- CONTRACTOR SHALL GUARANTEE AND WARRANT ALL PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL REPLACEMENTS SHALL BE PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. GUARANTEE/WARRANTY REPLACEMENTS SHALL BE AS DIRECTED BY THE OWNER UNTIL FINAL ACCEPTANCE OF THE PROJECT FOLLOWING THE GUARANTEE PERIOD.

SOODING AND PREPARATION:

- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SOOD. FINE GRADE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS. FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
- ALL SOODED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE # TOPSOIL PRIOR TO SOODING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
- LAWN SHALL BE SOODED FOLLOWING SCAMPPYAL, FINAL GRADING, FERTILIZING, AND RAINING. LAWN SHALL BE FERTILIZED BY 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 1000/LA.
- WATER AND MAINTAIN GRASS UNITS STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
- FOLLOWING SOODING OPERATIONS, CLEAN UP EXCESS MATERIALS AND CLEAN ALL BARK MULCHED AND PAVED AREAS. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL LAWN STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPENSATION THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED SHALL BE RESEED OR SOODED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL DISTURBED LAWN AREAS SHALL BE SOODED AS NOTED AND AS APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

SEEDING AND PREPARATION:

- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SEED. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS. FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
- ALL SEEDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE # TOPSOIL PRIOR TO SEEDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
- HYDROSEEDING IS ACCEPTABLE APPLY WITH APPROVED EQUIPMENT DESIGNED FOR PROFESSIONAL HYDROSEEDING APPLICATION AT RECOMMENDED RATES.
- PROVIDE FRESH, CLEAN, NEW-GROW PREMIUM GRADE SEED AND SEED MIXES AS FOLLOWS: (SUBMIT SEASONAL MIX ALTERNATIVE AS APPROPRIATE)
 - 90% PERENNIAL BLUEGRASS
 - 10% PERENNIAL FESCUE
 - 30% TURF TYPE TALL FESCUE
- APPLY SEED AT RATE OF MINIMUM 175 POUNDS PER ACRE (4 LBS/1000SF).
- SCAMPY SOIL TO DEPTH OF 3 INCHES PRIOR TO APPLICATION.
- LAWN SHALL BE SEEDED FOLLOWING SCAMPPYAL, FINAL GRADING, FERTILIZING, AND RAINING. LAWN SHALL BE FERTILIZED BY 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 1000/LA. APPLY SEED AT A RATE OF 1.0 TON PER ACRE (2 LBS/1000SF). CRIMP OR TACK STRAW MULCH TO REMAIN IN PLACE UNTIL COMPLETE GERMINATION OF SEED AND ESTABLISHED CROPPY. COORDINATE WITH PESTICIDE CONTROL PLAN.
- WATER AND MAINTAIN GRASS UNITS STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
- FOLLOWING SEEDING OPERATIONS, CLEAN UP EXCESS MATERIALS AND CLEAN ALL BARK MULCHED AND PAVED AREAS.
- FOLLOWING GERMINATION, APPLY HERBICIDE TO KILL GRASS GROWTH IN PLANTING AREAS.
- ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL LAWN STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPENSATION MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED SHALL BE RESEED OR SOODED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL DISTURBED LAWN AREAS SHALL BE SEED AS NOTED AND AS APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

TREE STAKING NOTES:

- CONTRACTOR TO STAKE WHEN NECESSARY OR REQUIRED, SUCH AS WIND PRONE AREAS OR UNSTABLE SOILS. STAKES SHALL BE PLACED IN MULCH BEDS TO ALLOW FOR MOWING AND MAINTENANCE.
- STAKING SHOULD NOT BE USED TO COMPENSATE FOR DAMAGED OR WEAK TRUNKS OR ROOT BALLS. THESE TREES SHOULD BE REJECTED.
- REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 2.0 CM (3/8 IN.).
- WIRES OR CABLE SIZES SHALL BE 1/4 TO 1/2 GAUGE.
- TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE TO BE LONG ENOUGH TO ACCOMMODATE 1-2\"/>
- TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SWAMP WIRE ENDS ARE EXPOSED.

LA PIP
design group, llc
landscape
architecture
+
planning
professionals
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Consultants

Project Info
Wawa
191st Street
Noblesville, IN

811
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PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE NOTES AND DETAILS

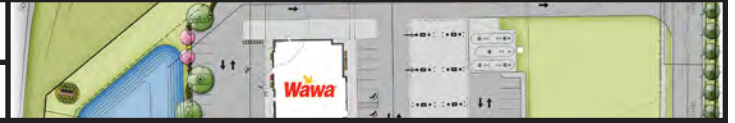
Drawing Info

Drawn:	JME
Checked:	JME
Date:	01/10/2023
Project No.:	2535
Revision:	01/31/2023
	02/12/2023

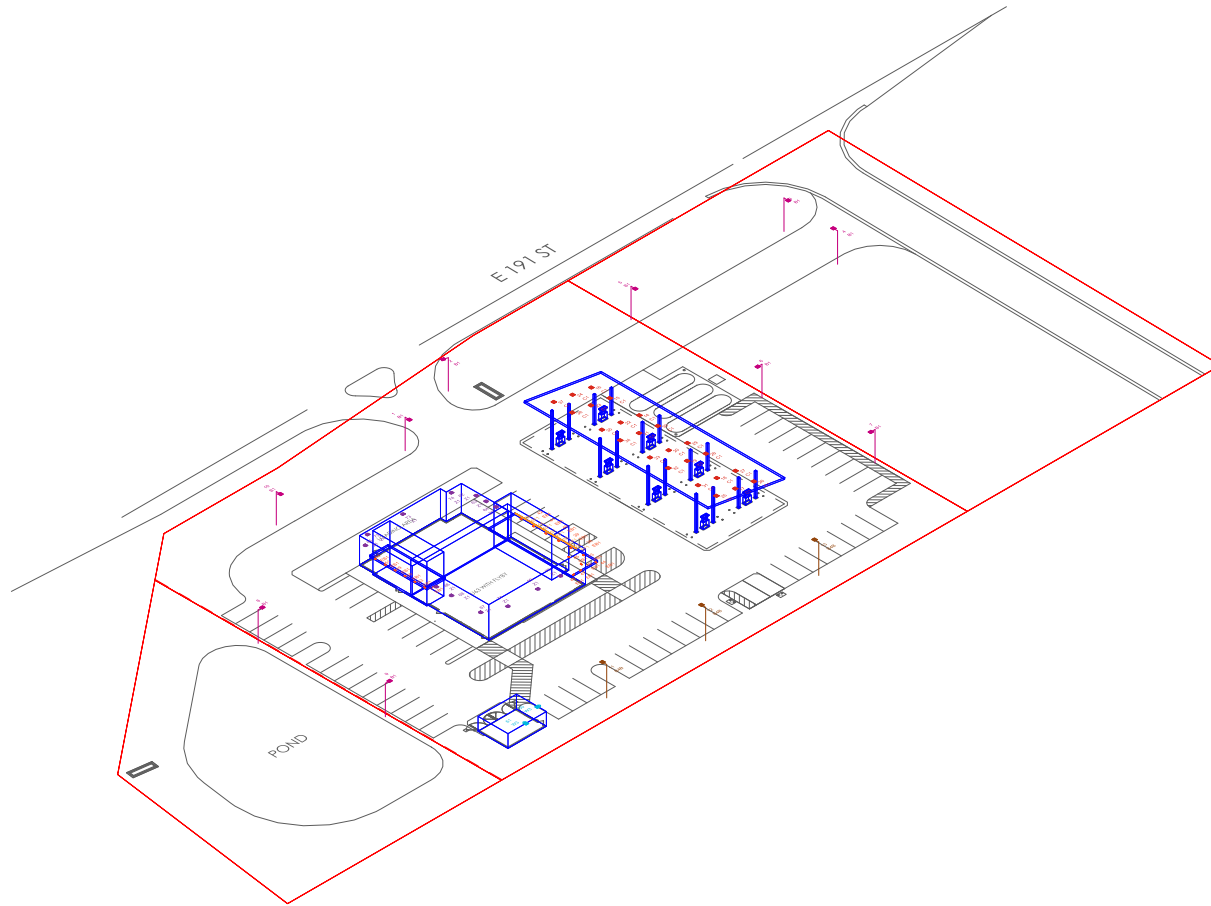
TAB 7

LIGHTING PLAN

JOHNSON CROSSING PD



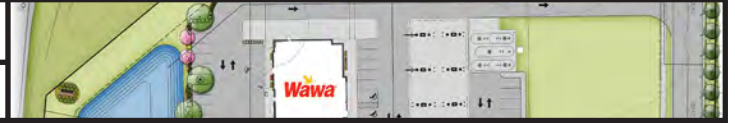
AREA	
CANOPY	
WALL MOUNTED	
COVELINE	
WALL MOUNTED	
WALL MOUNTED	



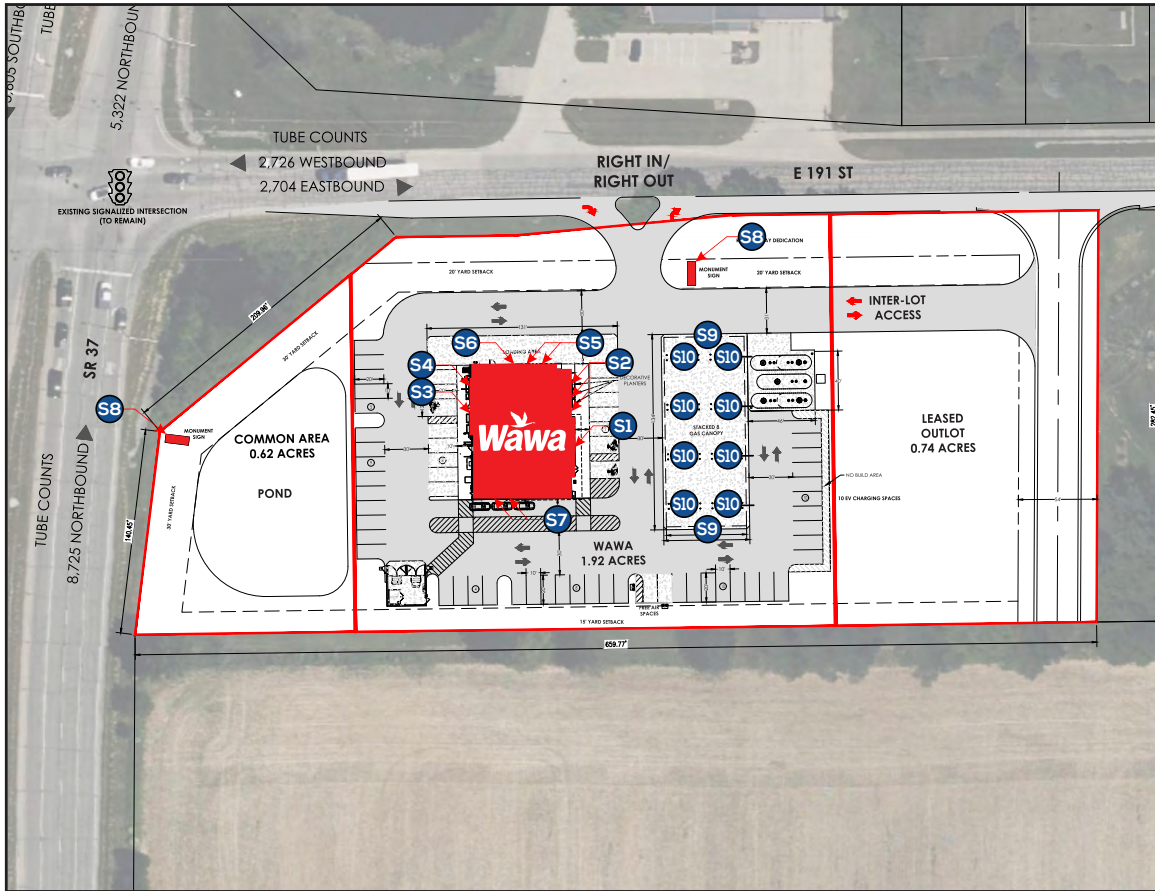
TAB 8

SIGNAGE EXHIBIT

JOHNSON CROSSING PD



EXTERIOR SIGNAGE SITE PLAN



SIGN ID	DESCRIPTION	QTY
S1	59" WAWA CHANNEL LETTERS WITH GOOSE	1
S2	WALL PANELS (SETS OF 3)	1
S3	44" WAWA CHANNEL LETTERS WITH GOOSE	1
S4	WELCOME PANEL	1
S5	WALL PANELS (SETS OF 2)	1
S6	35" WAWA CHANNEL LETTERS WITH GOOSE	1
S7	WALL PANELS (SETS OF 2)	1
S8	DOUBLE FACED MONUMENT SIGN	2
S9	CANOPY SPANNERS	2
S10	PUMP INDICATORS	16

SCOPE OF WORK

Reference program scope of work and time line document provided by Blair PM for specific installation requirements on each branding element

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STORE #
TBD

Issue Date: 12/20/2024
Drawn By: Mike C.

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Rev: 3
Date: 01/02/2025
Doc #: AD-WAW_123807_Indiana_REV3
Blair Project #: 123807
Blair Sales Order #: 94634

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Altoona, PA 16601
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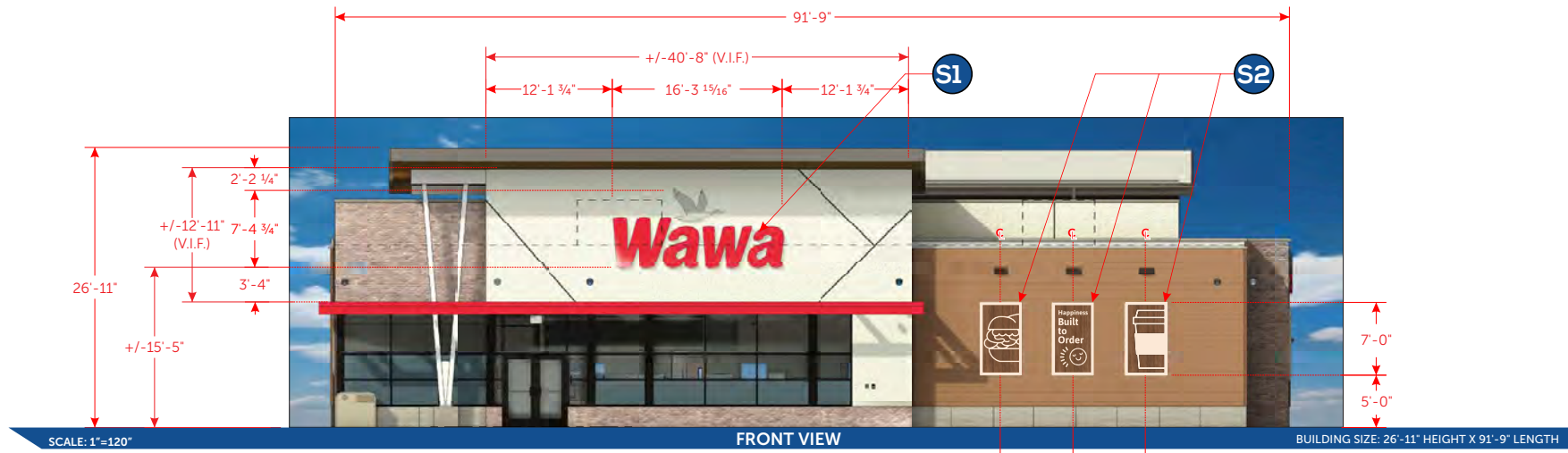


SIGNAGE EXHIBIT

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S1/S2 - PROPOSED RENDERING



**NOTE: WOODGRAIN PANEL
TO BE CENTERED
WITH LIGHT FIXTURE**

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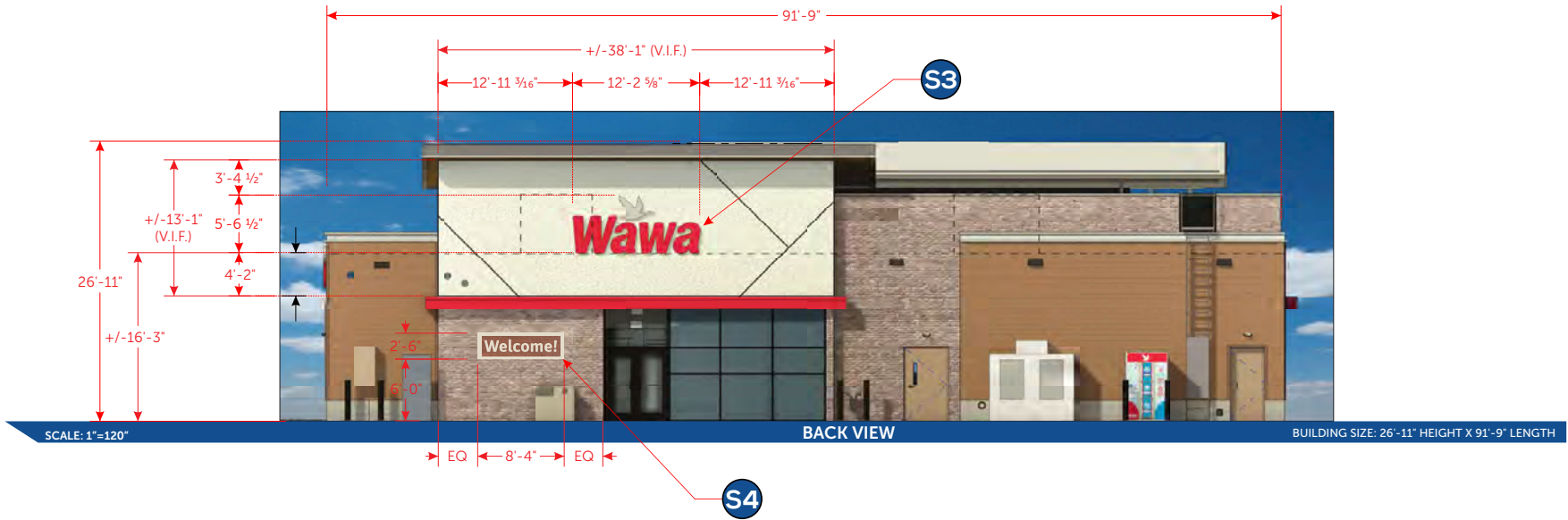


SIGNAGE EXHIBIT

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S3/S4 - PROPOSED RENDERING



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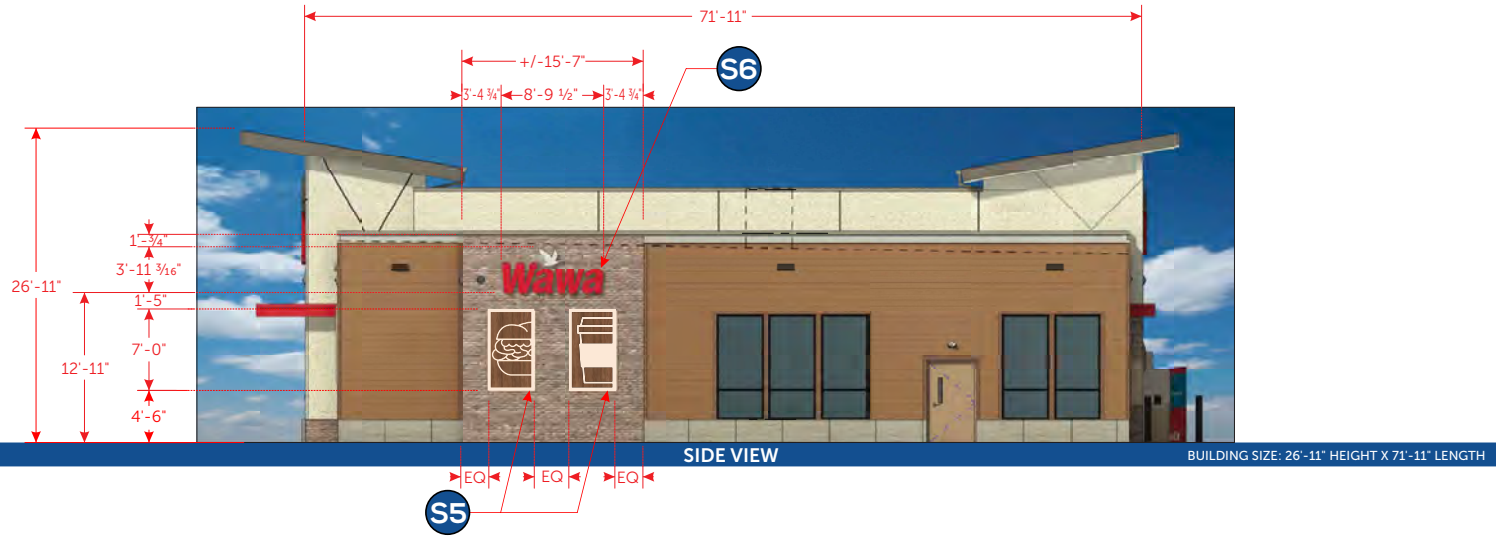


SIGNAGE EXHIBIT

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S5/S6 - PROPOSED RENDERING



SCOPE OF WORK

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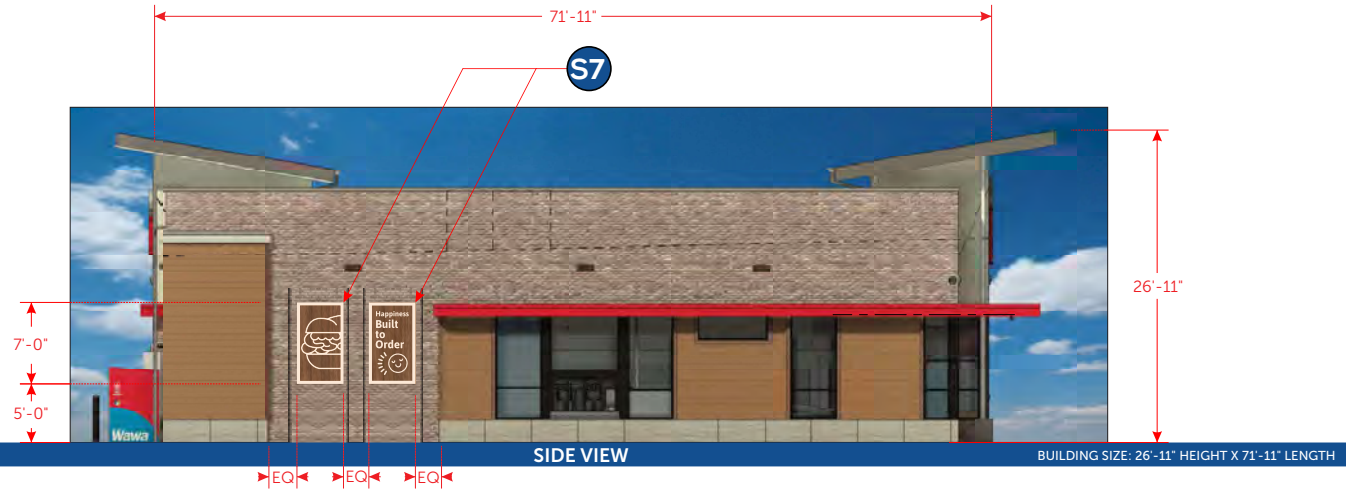


SIGNAGE EXHIBIT

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S7 - PROPOSED RENDERING



SCOPE OF WORK

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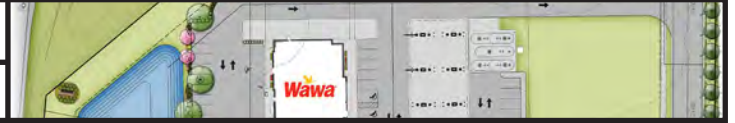
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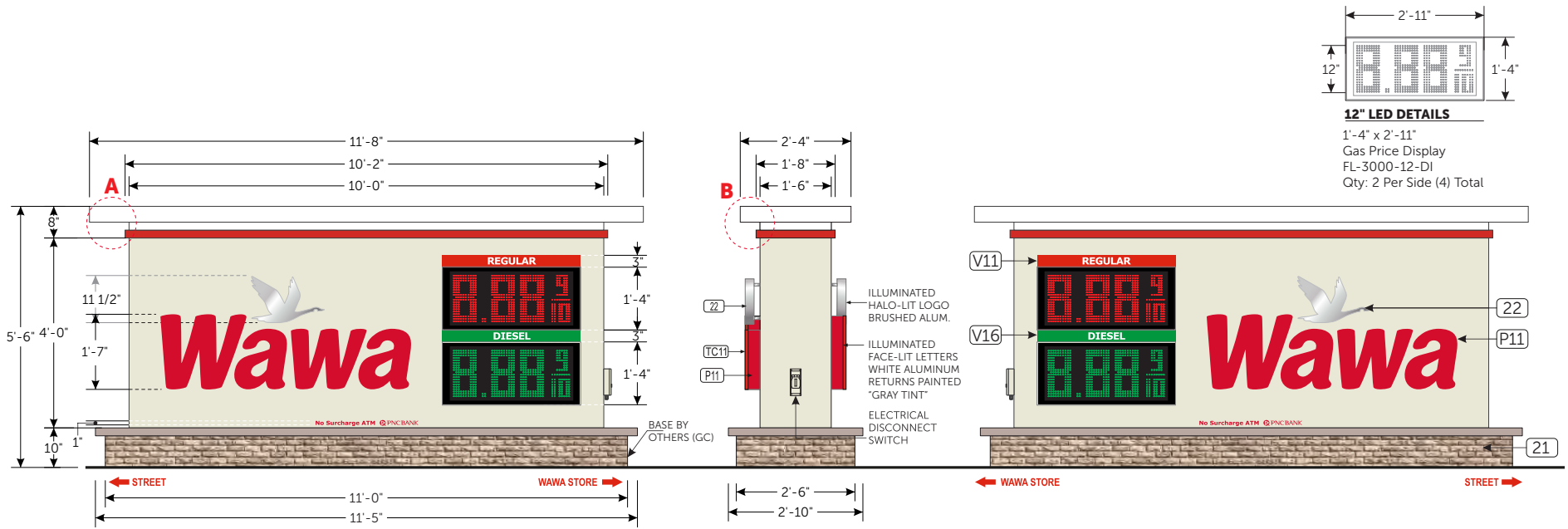
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S8 - DOUBLE FACED MONUMENT SIGN

QTY: 2



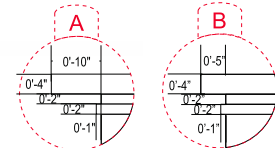
12" / 2 Product
CUSTOM D/F ILLUMINATED MONUMENT SIGN (40 SQ.FT.)

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 1/2"=1'-0"

COLOR REFERENCE

P11 Paint to Match PMS 186 C	V1 3M 7725-10 "White" Opaque	TC1 Jewelrite "Red" Trim Cap	PL11 #2793 Red Acrylic	V11 3M 3630-83 "Regal Red" Translucent	V16 3M 3630-153 "Vivid Green" Translucent	P13 RAL #1013 OYSTER WHITE	F1 Painted White Smooth Satin	20 Limestone Cap By Others	21 Stone/Masonry Base By Others	22 Brushed Aluminum Metal Finish w/ Protective Clear Coat
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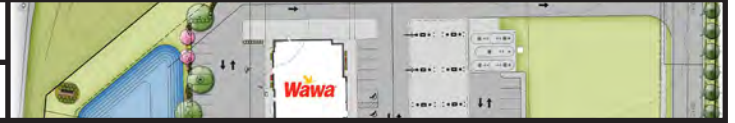
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GAS CANOPY



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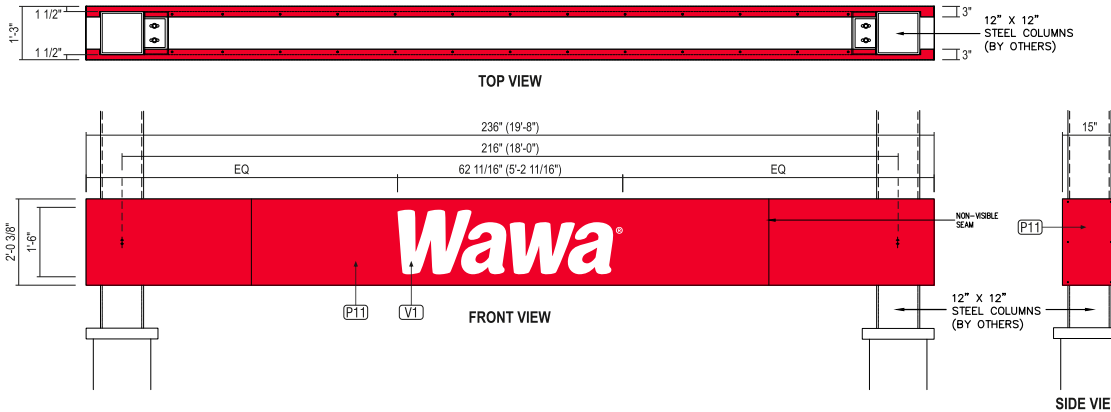
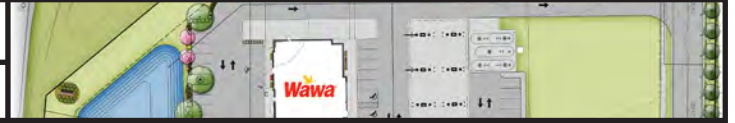
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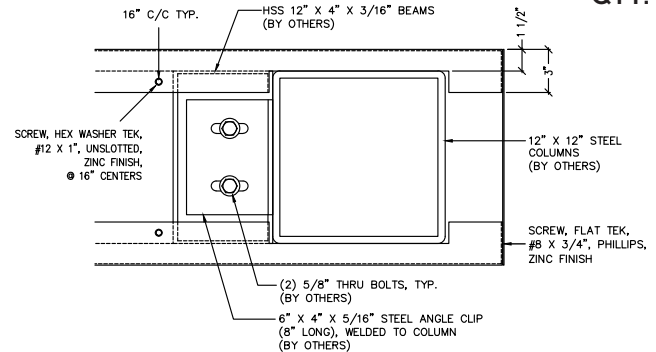
2'-0 3/8" X 19'-8" NON-ILLUMINATED GAS PUMP SPANNER (STACKED PUMPS)

STANDARD SPECS - SEE COLOR SPECIFICATION LIBRARY

SCALE: 3/8"=1'-0"

S9 - CANOPY SPANNERS

QTY: 2



DETAIL @ TOP VIEW

SCALE: 1/2"=1'-0"



CANOPY END ELEVATION (STACKED PUMPS)

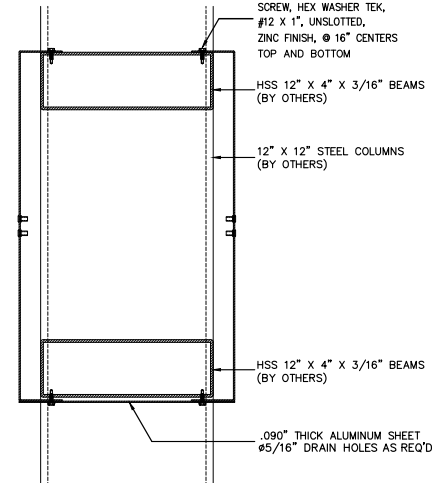
COLOR REFERENCE

P11	V1
Paint to match PMS 186 C	3M 7725-10 White Opaque

AREA/WEIGHT

SIGN SQUARE FOOTAGE:	39.3 sq. ft.
ESTIMATED SIGN WEIGHT:	170 Lb. (HEADER)

TOLERANCE: ± 1/16" ON ALL DIMENSIONS



SECTION @ SPANNER SIGN

SCALE: 1/2"=1'-0"

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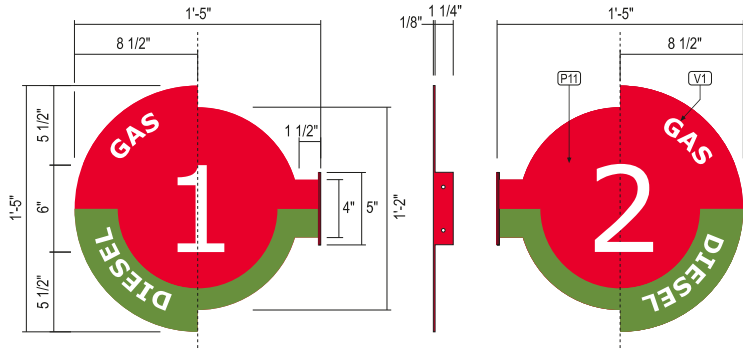
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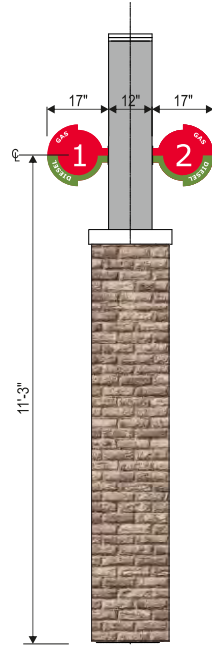
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DETAIL @ D/F PUMP INDICATOR SIGN - GAS & DIESEL

ALUMINUM FACES PAINTED RED & GREEN.
WHITE VINYL COPY & NUMBERS.
FONT STYLE: VERDANA

SCALE: 1 1/2"=1'-0"



SIDE ELEVATION DETAIL @ CANOPY COLUMN

SCALE: 3/8"=1'-0"



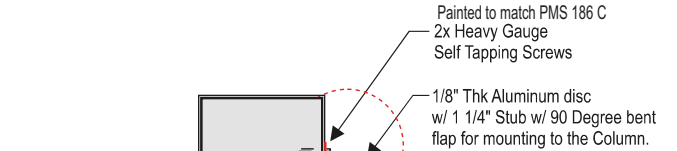
DETAIL @ WHITE VINYL PUMP NUMBERS - GAS & DIESEL

QTY: NUMBERS 1 - 16 x 2 (for D/F SIGNS)
WHITE VINYL NUMBERS.
FONT STYLE: VERDANA

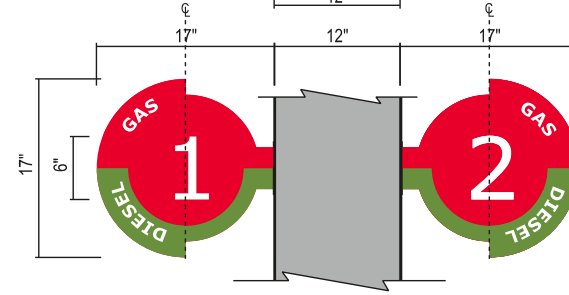
SCALE: 3/4"=1'-0"

S10- PUMP INDICATORS

QTY: 16



TOP VIEW



ATTACHMENT DETAIL @ D/F PUMP INDICATOR SIGN

SCALE: NTS



Paint to match
PMS 186 C

Paint to match
PMS 377C GREEN

*** NOTE: CONFIRM PUMP NUMBER SEQUENCE PRIOR TO MANUFACTURING**

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