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Trini Beaver
HAMILTON County Recorder IN
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1260

ORDINANCE NO. 07-02-23

AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95 AND ALL AMENDMENTS THERETO, A PART OF THE COMPREHENSIVE MASTER PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA

An Ordinance to amend the Unified Development Ordinance and all amendments thereto for the City of Noblesville, Hamilton County, Indiana, enacted by the City of Noblesville under the authority of Chapter 174 of the Acts of the Indiana General Assembly 1947, as amended, and

WHEREAS, the Plan Commission of the City of Noblesville has conducted a public hearing on Application No. LEGP NO. 0243-2022 as required by law concerning an amendment for waivers regarding setbacks, building size, parking islands, trash/generator enclosures, and the landscape buffer; all a part of the Unified Development Ordinance and after due consideration has sent a favorable recommendation for adoption to the Council with a vote of eight (8) ayes, zero (0) nays, and zero (0) abstention at their January 17, 2023 meeting, and

NOW, THEREFORE; BE IT ORDAINED by the Common Council of the City of Noblesville, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance, and all amendments thereto are hereby amended as follows:

SECTION 1. That the subject real estate located at 14065 BorgWarner Drive and is legally described as Lot 1 in Corporate Enterprise Park Subdivision; said parcel is located within the zoning jurisdiction of the City of Noblesville, Hamilton County, Indiana and is currently zoned "CCPD Corporate Campus Planned Development" district with a land use category of "Office" and a subdistrict overlay of "View Corridor".

SECTION 2. That this ordinance and the attached "Exhibit 1 - Detailed Development Plan" indicates the reduction of the building setback, landscape buffer, minimum building size, minimum parking island size, and location of the trash/generator enclosures. The following waivers are

hereby by granted (1) reduction of the front building setback line from an arterial roadway (E. 141st Street) to 25-FT; (2) reduction of the landscape buffer yard along E. 141st Street to 25-FT; (3) reduction of the parking island size to a minimum of 180-FT; (4) reduction of the minimum building size to 37,500-SF; (5) reduction of the landscape buffer planting requirements as shown on the Detailed Development Plan Sheets L2.01 and L2.02; and (6) the allowance of the trash/generator enclosures to be located in front of the adjacent building and along an arterial roadway as per Detailed Development Plan Sheets C201 and L2.01 and L2.02.

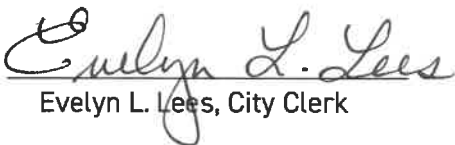
SECTION 3. Unless a development standard, specification, guideline, and/or requirement contained in the Unified Development Ordinance, As Amended and adopted at the time of the public hearing is varied, altered, or modified by this ordinance and/or exhibits, then such development standards, specifications, guidelines, and/or requirements as specified in the Unified Development Ordinance shall apply.

SECTION 4. This Ordinance shall be in full force and effect from and upon its adoption and publication in accordance with the law. All prior ordinances or parts thereof in conflict therewith are repealed and deemed to conform to the provisions of these amendments.

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SECTION 5. Upon motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 14th day of February, 2023.

AYE	COUNCIL	NAY	ABSTAIN
	Brian Ayer		
	Mark Boice		
	Michael J. Davis		
	Gregory P. O'Connor		
	Darren Peterson		
	Pete Schwartz		
	Aaron Smith		
	Dan Spartz		
	Megan G. Wiles		

ATTEST: 
 Evelyn L. Lees, City Clerk

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Presented by me to the Mayor of the City of Noblesville, Indiana this 15th day
of February, 2023 at 8:06 A .M.

Evelyn L. Lees
Evelyn L. Lees, City Clerk

MAYOR'S APPROVAL

Chris
Chris Jensen, Mayor

2-15-2023
Date

MAYOR'S VETO

Chris Jensen, Mayor

Date

ATTEST: Evelyn L. Lees
Evelyn L. Lees, City Clerk



I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this Document, unless required by law.

Joyceann Yelton
Printed Name of Declarant

This document prepared by: Joyceann Yelton, City of Noblesville, Planning Department, 16 S. 10th Street, Noblesville, Indiana 46060 317-776-6325

OWNER:

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

ARCHITECT:

BOULDER ASSOCIATES
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DALLAS, TEXAS 75206
214.420.5700

ENGINEER/SURVEY:



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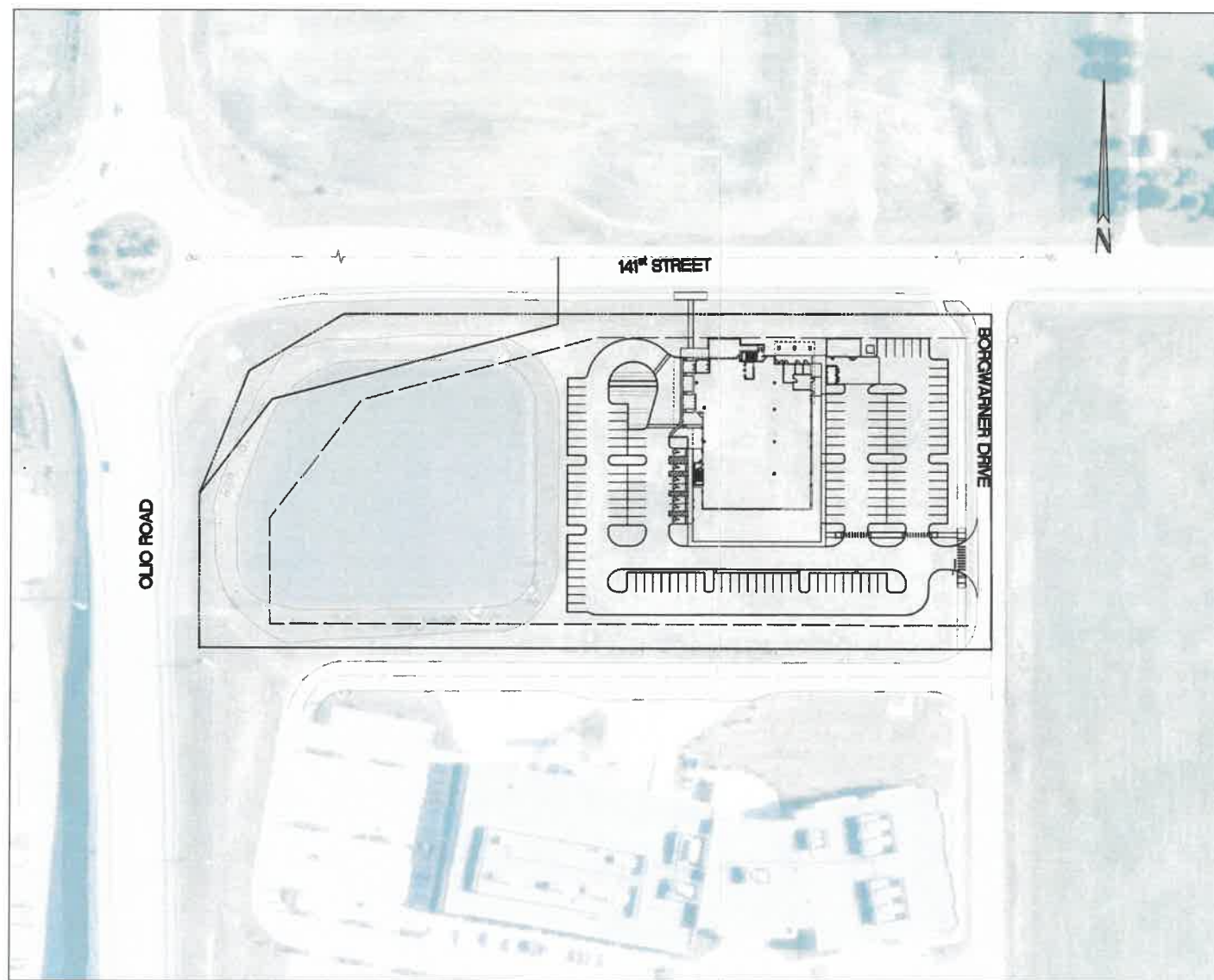
LOCATION MAP:



VICINITY MAP:



DETAILED DEVELOPMENT PLANS FOR IJRI SITE, CORE AND SHELL



AGENCY & UTILITY INFO:

AGENCY/UTILITY	PHONE NUMBER
NOBLESVILLE DEPARTMENT OF PLANNING AND DEVELOPMENT	317-774-6325
NOBLESVILLE ENGINEERING DEPARTMENT	317-774-6330
NOBLESVILLE FIRE DEPARTMENT	317-774-6334
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)	1-800-492-6373
NOBLESVILLE UTILITY DEPARTMENT (SANITARY)	317-774-6353

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: HC28469 - 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 OUT 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	317-704-6429
PROJECT ENGINEER	SUSAN NORRIS, EI	317-704-6347
DESIGN ASSOCIATE	SHANNON SHAW	317-704-6312
QUALITY ASSURANCE	GARY MURRAY, PE, LEED AP	317-704-6310



BOULDER ASSOCIATES

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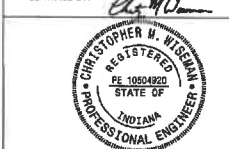
PROJECT 225462.00

IJRI SITE, CORE AND SHELL

CITY SUBMITTAL

DATE	01/12/2023
REVISIONS	
DESCRIPTION	DATE

CERTIFIED BY:



Date 01-12-2023

SHEET TITLE

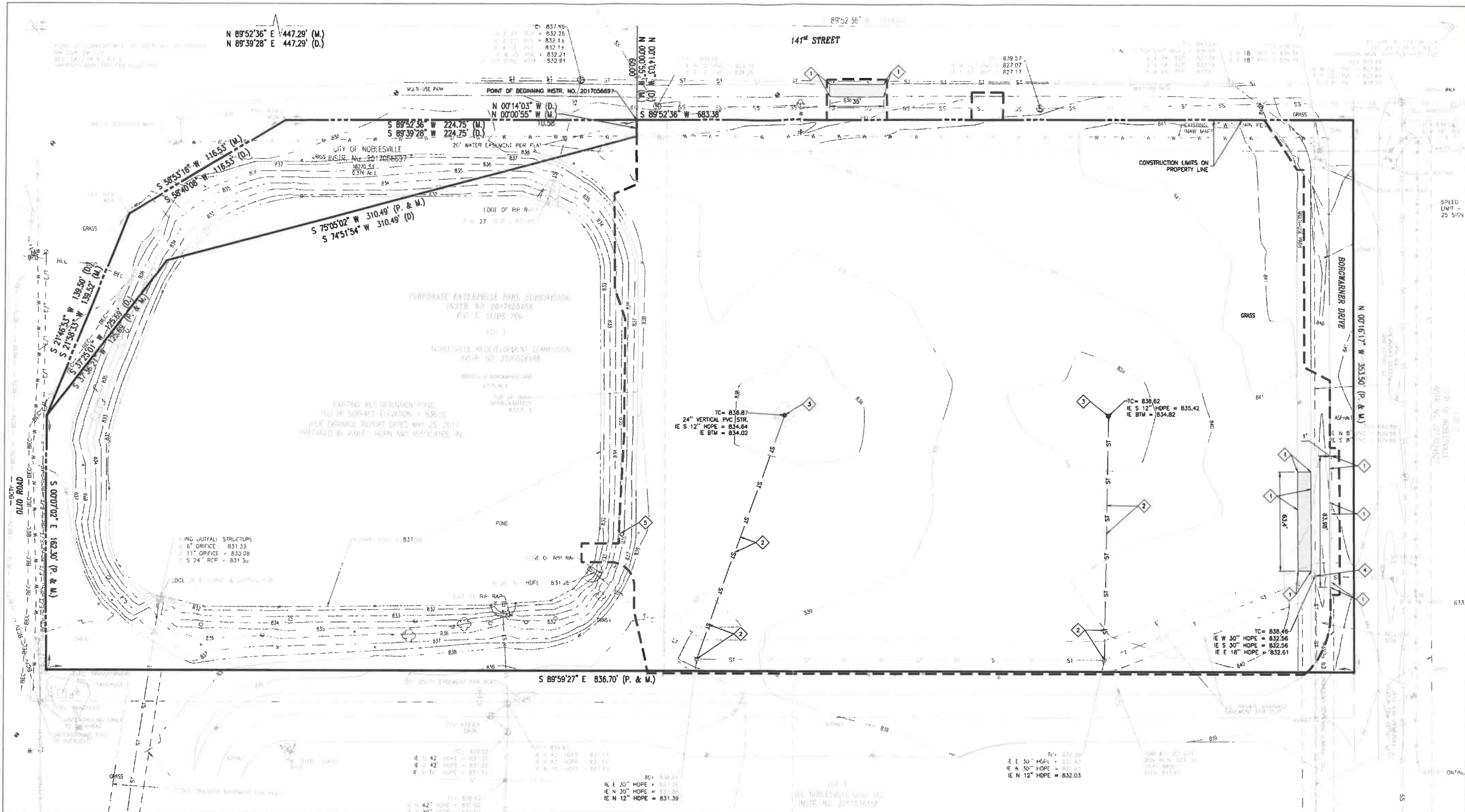
COVER SHEET

SHEET NUMBER

C001

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.

C:\Users\shannon\OneDrive\Documents\CAD\Eng\IJCRI_CS_Cover Sheet.dwg, January 12, 2023 4:11 PM, SHANNON SHAW, JR., © Paul L. Cripe, Inc.



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PROJECT 225462.00

IJRI SITE, CORE AND SHELL

CITY SUBMITTAL

DATE 01/12/2023

REVISIONS	DESCRIPTION	DATE
1		

01/2023/220160/200001/CA/Plan/CD/1/CD/1/Existing Conditions and Demolition Plan.dwg, January 22, 2023 4:13 PM, SHANNON SHAW, Inc. © Paul I. Cripe, Inc.

EXISTING CONDITIONS LEGEND

	SANITARY SEWER & MANHOLE		POWER POLE
	STORM SEWER END SECTION INLET & M.H.		CITY WIRE
	GAS LINE		UTILITY RISER: TELEPHONE, ELECTRIC & CABLE TV
	WATER LINE		ELECTRIC TRANSFORMER
	ELECTRIC LINE (AERIAL)		AIR CONDITIONER UNIT
	TELEPHONE LINE (AERIAL)		STREET LIGHT
	CABLE TELEVISION (AERIAL)		LIGHT POLE
	BURIED TELE. CABLE		FLOOD LIGHT
	BURIED ELEC. CABLE		TRAFFIC MANHOLE AND SIGNAL POLE
	FENCE LINE (FNG)		FIRE HYDRANT
	BURIED CABLE TV		VALVE: GAS & WATER
	GUARDRAIL		STREET SIGN
	RIGHT OF WAY LINE (R/W)		WATER, TELEPHONE AND ELECTRIC MANHOLE
	PROPERTY LINE		SEWER CLEANOUT
	EASEMENT LINE		ELECTRIC, GAS AND WATER METER
	CENTER LINE		PIPELINE MARKER POST
	SWALE LINE		MAILBOX
	DEED DIMENSION		GUARD POST
	MEASURED DIMENSION		SPRINKLER HEAD
	FLAT DIMENSION		IRRIGATION CONTROL BOX
	RADIUS		
	ARC LENGTH		

DEMOLITION PLAN LEGEND

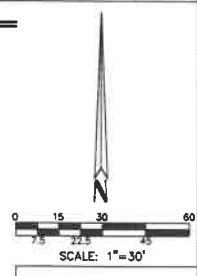
	HANDHOLE FOUND		SPOT GRADE
	CONCRETE		TOP CURB/GUTTER GRADE
	ASPHALT		MONITORING WELL
	TOP OF CASTING ELEVATION		FIRE SERVICE STAND PIPE
	INVERT ELEVATION		GAS VENT PIPE
	FINISH FLOOR ELEVATION		SEPTIC TANK LID
	TEMPORARY BENCHMARK		WELL CAP
	3/8" DIA. REBAR WITH YELLOW PLASTIC CAP SET, CAP STAMPED "CRPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.		AIR RELIEF VALVE
	MAG NAIL WITH WASHER SET, WASHER STAMPED "CRPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.		UNDERGROUND TANK FILLER PIPE
	SAWCUT AND REMOVE ASPHALT FROM SITE		SITE ADDRESS

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.
- WELL CAP
- 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



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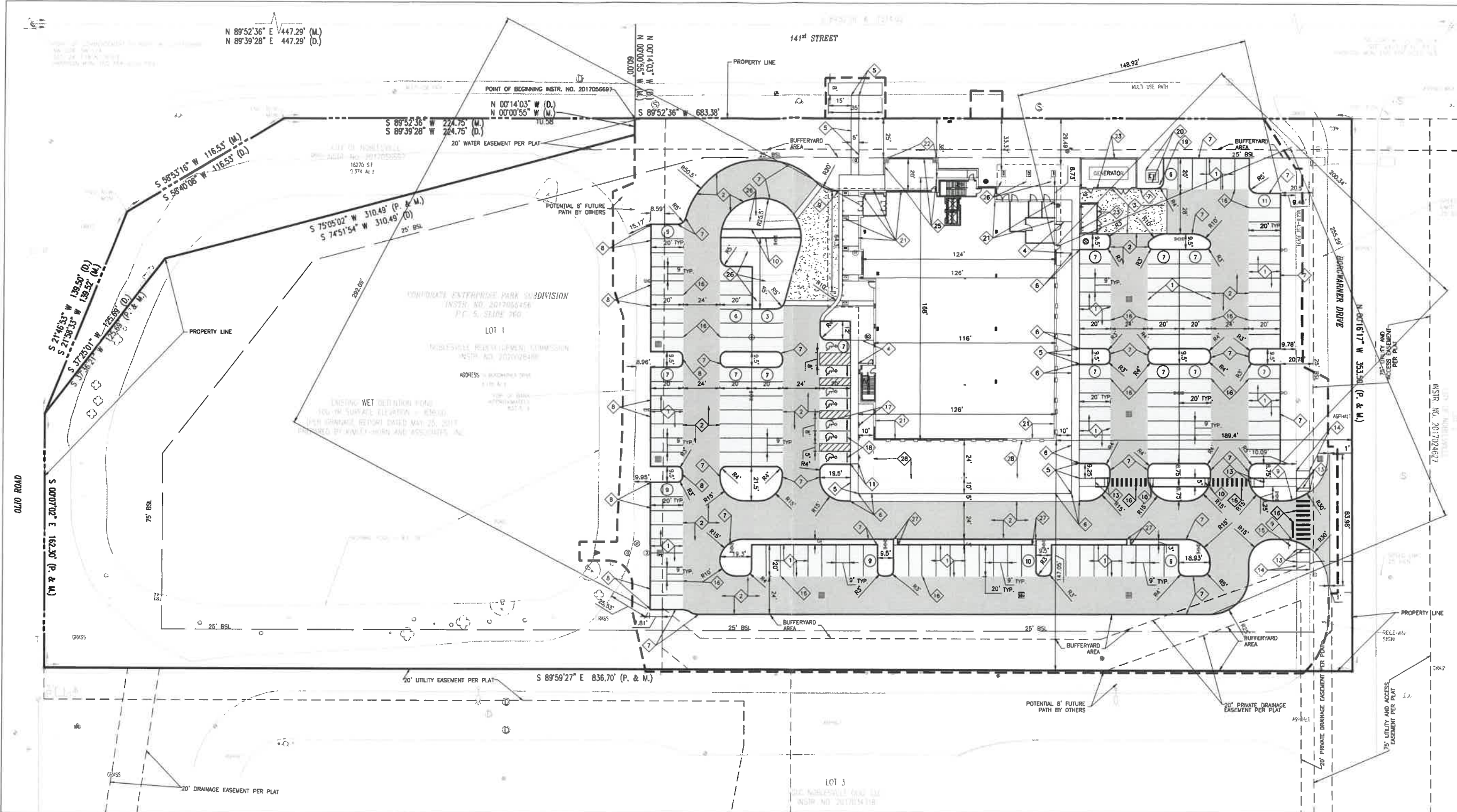
Date 01-12-2023

EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER
C101

FOR CALLS IN INDIANA 1-800-482-6544

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



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PROJECT 225462.00

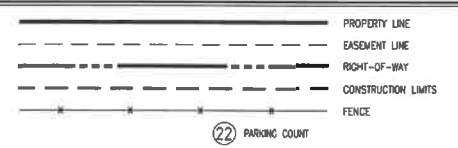
IJRI SITE, CORE AND SHELL

CITY SUBMITTAL

DATE 01/12/2023

REVISIONS	DESCRIPTION	DATE
1		

SITE PLAN LEGEND



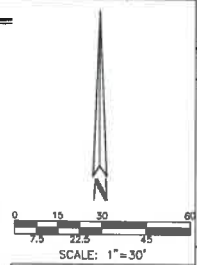
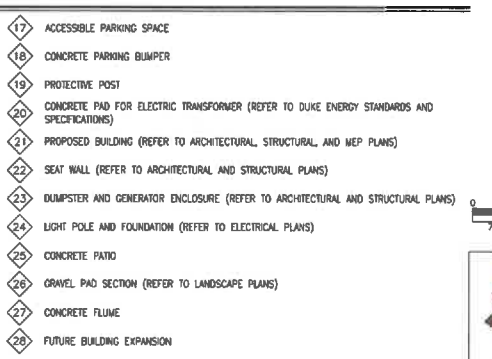
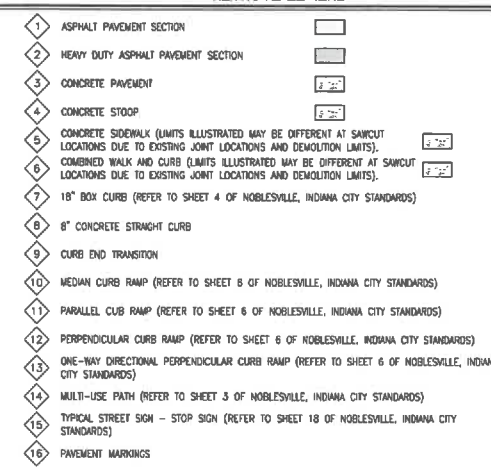
SITE WORK GENERAL NOTES AND SPECIFICATIONS

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, STATE AND ANY OTHER REGULATORY AGENCIES PRIOR TO STARTING CONSTRUCTION.
- EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY AND OBTAIN APPROVAL FROM EACH RESPECTIVE UTILITY COMPANY PRIOR TO PERFORMING ANY WORK ON OR IN THE VICINITY OF EXISTING UTILITIES LINES AND APPURTENANCES.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT; FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
- ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
- 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

SITE PLAN NOTES

- ALL RADI AND STREET DIMENSIONS SHALL BE MEASURED TO BACK OF CURB OR FACE OF INTEGRAL CURB AND WALK. ALL DIMENSIONS TO THE BUILDING ARE TO THE OUTSIDE OF BUILDING FOUNDATION WALL.
- ALL PAVEMENT AND/OR CURB RADI TO BE 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.

KEYNOTE LEGEND



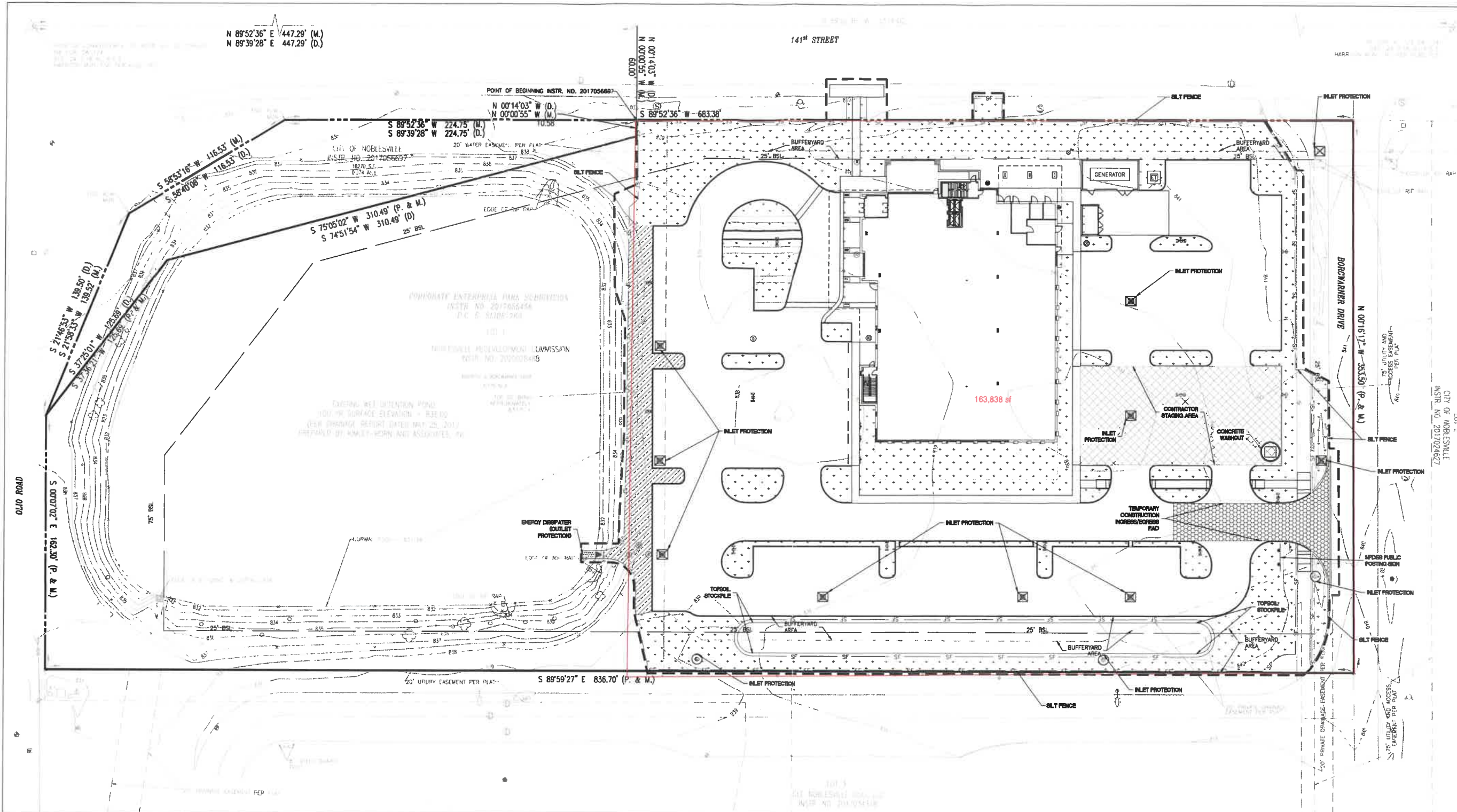
CERTIFIED BY: *[Signature]*

 Date 01-12-2023

SHEET TITLE
SITE PLAN

SHEET NUMBER
C201

01/2023/220160/200001/Car/Emp/CD/12/01_Site Plan.dwg, January 12, 2023 4:13 PM, SHAMON SHAW, JR., © Paul I. Cripe, Inc.



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BOULDER ASSOCIATES

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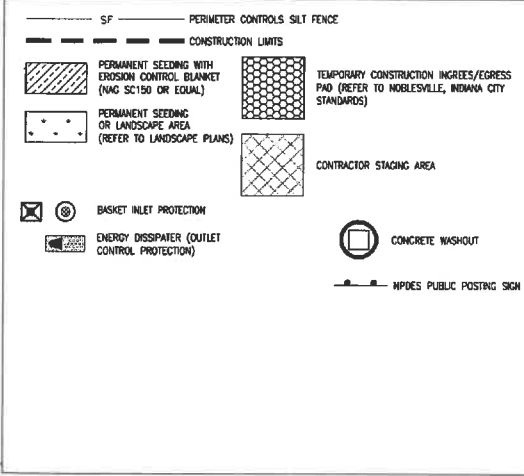
IJRI SITE, CORE AND SHELL

CITY SUBMITTAL

DATE 01/12/2023

REVISIONS	DESCRIPTION	DATE
1		

STORMWATER POLLUTION PREVENTION PLAN LEGEND

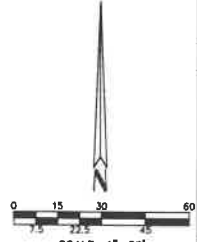


STORMWATER POLLUTION PREVENTION PLAN NOTES

- 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 NET DETENTION POND AT ELEVATION 836.00.
- SITE DOES NOT HAVE HYDROIC 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 AWARDED BIDDING 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 REDESIGN MAY OCCUR.
- DESIGN PROFESSIONAL CERTIFYING THE PLANS FOR THE PROJECT ACKNOWLEDGES THEIR PROFESSIONAL RESPONSIBILITY FOR ENSURING THAT ALL WORK IS CORRECTLY 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.

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 BARRIER CONTROLS. STRUCTURES ANY INSTABLE SETTLEMENT 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 GERMINATED.
- ONCE BOX GERMINATION ACHIEVED ANY REMAINING EROSION CONTROL MEASURES CAN BE RESUMED.



CERTIFIED BY: *[Signature]*

CHRISTOPHER M. WISEMAN
REGISTERED
PE 18804900
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Date 01-12-2023

SHEET TITLE

STORMWATER POLLUTION PREVENTION PLAN

SHEET NUMBER

C401

01/2023/221001/200001/C401/Stormwater Pollution Prevention Plan.dwg, January 11, 2023 4:15 PM, SHAWN SHAW, JR., © Paul L. Cripe, Inc.



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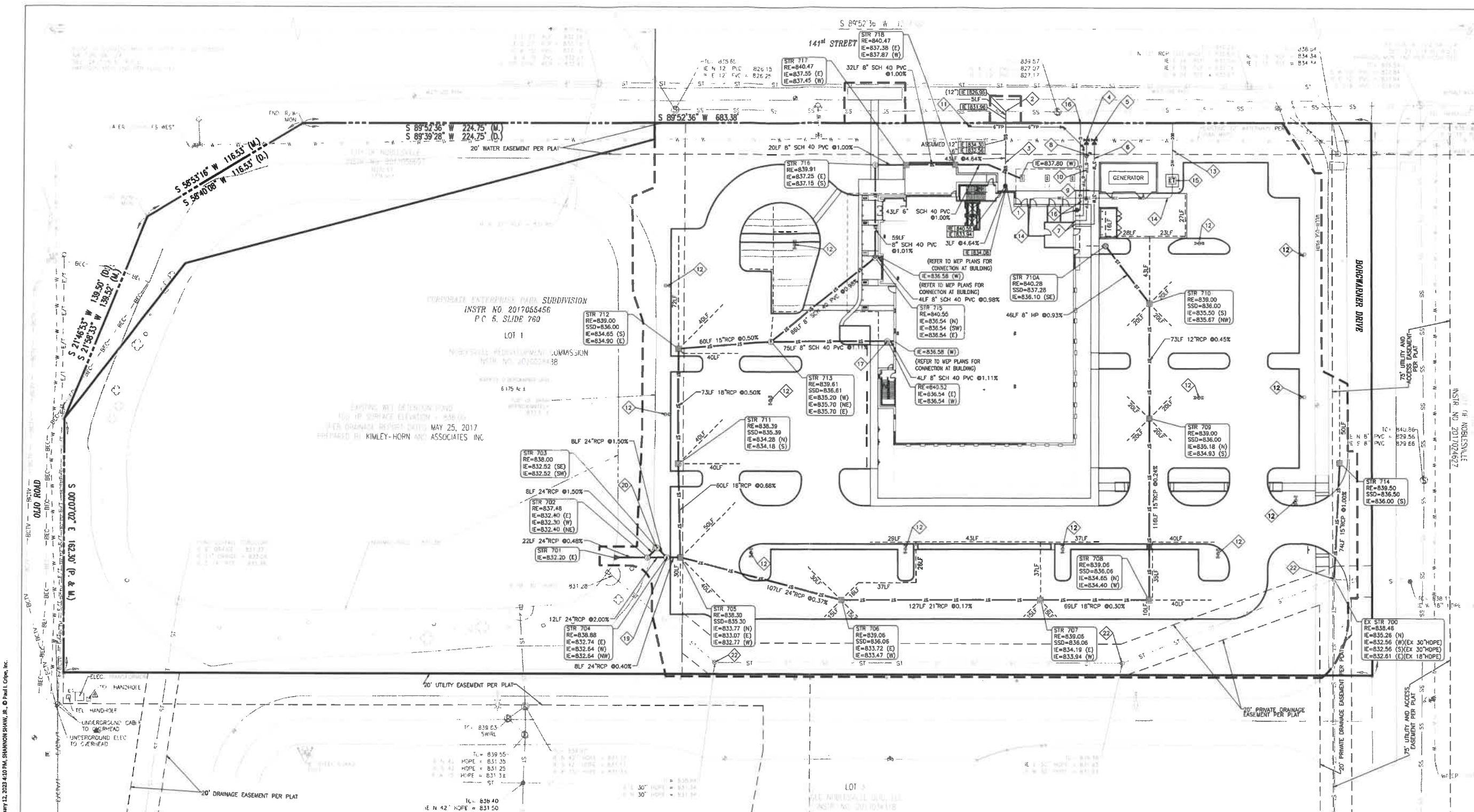
PROJECT 225462.00

IJRI SITE, CORE AND SHELL

CITY SUBMITTAL

DATE 01/12/2023

REVISIONS	DESCRIPTION	DATE
1		



UTILITY PLAN LEGEND

	ST	ST	STORM SEWER, MANHOLE
	- - -		SUBSURFACE DRAIN (SSD)
	RD	RD	ROOF DRAIN CLEANOUT
	W	W	WATER LINE, METER, VALVE
	SS	SS	SANITARY SEWER, MANHOLE
	SL	SL	SANITARY LATERAL, CLEAN OUT
	E	E	EASEMENT LINE
	E	E	OVERHEAD ELECTRIC, POLE
	BEC	BEC	BURIED ELECTRIC, MANHOLE
	CIV	CIV	OVERHEAD CABLE TELEVISION
	BCIV	BCIV	BURIED CABLE TELEVISION
	G	G	GAS LINE, METER, VALVE
	T	T	OVERHEAD TELEPHONE LINE
	BT	BT	BURIED TELEPHONE LINE

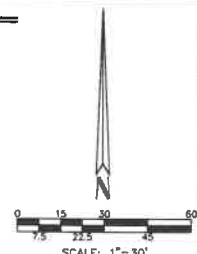
UTILITY PLAN NOTES

- SEE ARCHITECTURAL PLUMBING PLANS FOR PLUMBING DETAILS TO AREAS FIVE (5) FEET OUTSIDE AND INSIDE OF THE PROPOSED STRUCTURE.
- SITE CONTRACTOR TO VERIFY ALL BUILDING LATERALS WITH PLUMBING DRAWINGS PRIOR TO CONSTRUCTION.
- SITE UTILITY CONTRACTOR TO VERIFY BUILDING CONNECTIONS AND ELEVATIONS WITH MEP AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
- EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- RISE ELEVATION (RE) SHALL INDICATE THE ELEVATION THAT WATER WOULD ENTER THE GRATE FOR ALL CASTINGS, IF CASTING HAS SOLID LID, THE RE IS THE LID ELEVATION.
- WATER AND SEWER CROSSINGS AND SEPARATIONS SHALL BE IN ACCORDANCE WITH "TEN STATE STANDARDS" AND LOCAL CODES.
- WATER LINES THROUGHOUT THE PROJECT SHALL BE INSTALLED WITH AT LEAST 54 INCHES OF COVER TO PROVIDE PROTECTION FROM FREEZING.
- 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.
- ALL SUB-SURFACE DRAIN (SSD) SHALL BE 6" PERFORATED DUAL WALL HDPE UNLESS NOTED OTHERWISE.
- INVERT ELEVATION OF SUB-SURFACE DRAIN (SSD) AT STRUCTURE TO BE THREE (3) FEET BELOW RIM ELEVATION.
- REFER TO SHEET C60X THRU C60X FOR BACKFILL REQUIREMENTS FOR ALL UTILITIES.
- REFER TO SHEET C70X THRU C70X FOR STORM SEWER DETAILS.
- REFER TO SHEET C80X THRU C80X FOR ALL OTHER UTILITY DETAILS.
- SEE STRUCTURE DATA TABLE DETAIL ON SHEET C50X FOR STRUCTURE TYPE AND CASTING TYPE AND SIZE.
- CONNECTIONS TO EXISTING STRUCTURES REQUIRE THAT THE STRUCTURE BE REHABILITATED TO CURRENT DWP DESIGN STANDARDS.
- 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 REDISSION MAY OCCUR.

KEYNOTE LEGEND

- TYPE 1 CLEANOUT DEATH WITH BACKWATER VALVE (REFER TO SHEET 12 OF NOBLESVILLE, INDIANA CITY STANDARDS)
- SERVICE CONNECTION FOR SHALLOW SEWERS (LESS THAN 15' DEPTH) (REFER TO SHEET 14 OF NOBLESVILLE, INDIANA CITY STANDARDS)
- 6" SDR 25 PVC SANITARY SEWER LATERAL (REFER TO SHEET 10 OF NOBLESVILLE, INDIANA CITY STANDARDS)
- INSTALL 12"X12" TAPPING SLEEVE AND TAPPING VALVE ON EXISTING 12" PVC WATER MAIN PER INDIANA AMERICAN WATER STANDARDS (REFER TO DETAIL ON SHEET C502)
- 12"x5"x1/2" TEE
- 3" HDPE DRI11 DOMESTIC WATER LINE PER INAW STANDARDS AND SPECIFICATIONS
- WATER METER TO BE LOCATED INSIDE THE BUILDING (SEE PLUMBING PLANS) PER INAW STANDARDS AND SPECIFICATIONS
- POST INDICATOR VALVE WITH BOX WIRED TO THE FIRE PROTECTION ALARM SYSTEM (SEE ELECTRICAL PLANS AND THE FIRE PROTECTION PLANS FOR SPECIFICATIONS)
- 6" C900 PVC FIRE PROTECTION LINE PER INAW STANDARDS AND SPECIFICATIONS
- 6" C900 PVC FIRE PROTECTION LINE (DRY TO FDC) PER INAW STANDARDS AND SPECIFICATIONS
- FIRE DEPARTMENT CONNECTION (FDC) SHALL BE 5" STORZ CONNECTION PAINTED SAFETY RED WITH FDC SIGN (REFER TO SHEET 17 OF NOBLESVILLE, INDIANA CITY STANDARDS)
- SITE LIGHTING POLES, BASES, FIXTURES (REFER TO ELECTRICAL PLANS FOR DETAILS AND ELECTRICAL WIRING ROUTING AROUND SITE)
- PRIMARY ELECTRIC SERVICE AND WIRING TO BE INSTALLED BY DUKE ENERGY
- SECONDARY ELECTRIC SERVICE AND CONDUIT TO BE INSTALLED BY CONTRACTOR. CONTRACTOR TO COORDINATE CONNECTION TO TRANSFORMER WITH DUKE ENERGY (REFER TO ELECTRICAL PLANS)
- ELECTRIC TRANSFORMER TO BE PROVIDED BY DUKE ENERGY. 6"X8" CONCRETE PAD AND CONDUITS TO BE INSTALLED BY CONTRACTOR (REFER TO ELECTRICAL PLANS AND DUKE ENERGY STANDARDS)
- 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)

- STORM SEWER CLEANOUT
- 6" PERFORATED DUAL WALL SUBSURFACE DRAIN WITH 0.50% SLOPE
- STORMWATER QUALITY DIVERSION STRUCTURE WITH WDR WALL
- STORMWATER QUALITY HYDRODYNAMIC SEPARATOR (CONTECH CASCADE SEPARATOR CS-6) (REFER TO MANUFACTURER DETAILS ON SHEET C502)
- DOWNSPOILT ADAPTOR
- EXISTING STORM CASTING TO REMAIN IN PLACE AND BE UNDISTURBED DURING CONSTRUCTION



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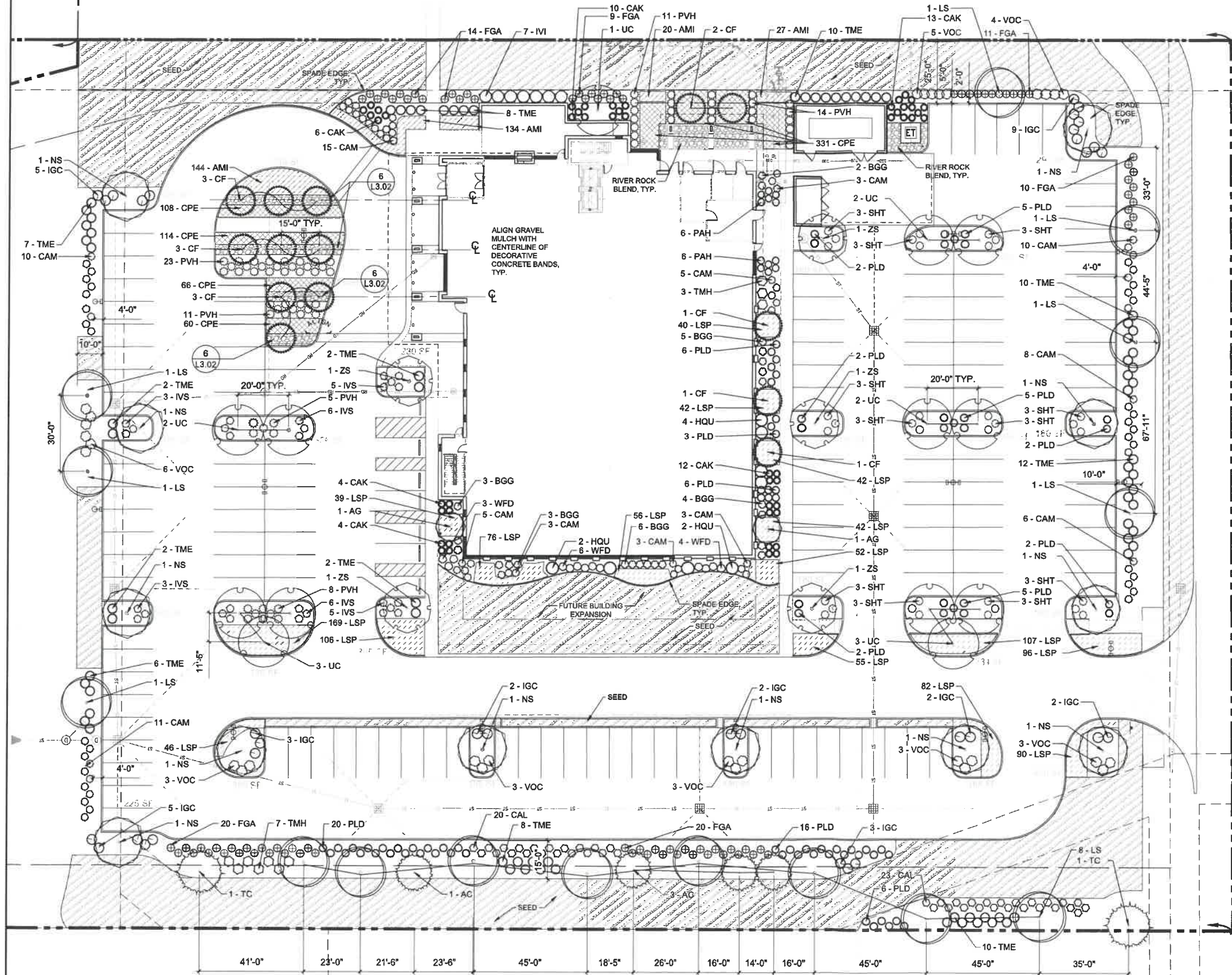
Date 01-12-2023



SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C501

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- ### PLANTING NOTES
- CONTRACTOR IS RESPONSIBLE FOR EROSION CONTROL IN ALL SEEDED/SODDED AREAS.
 - PLANT MATERIAL SHALL BE INSTALLED AND MAINTAINED BY A QUALIFIED AND EXPERIENCED LANDSCAPE CONTRACTOR.
 - LOCATE AND VERIFY ALL PUBLIC AND PRIVATE UTILITIES PRIOR TO STARTING LANDSCAPE WORK.
 - STAKE AND CONFIRM ALL DIMENSIONS, GRADES, AND PLANT LAYOUT PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO OWNER'S REPRESENTATIVE IMMEDIATELY.
 - PROVIDE 3" SHREDDED HARDWOOD MULCH (BROWN) IN ALL PLANTING BEDS AND IN 6" DIA AROUND ALL TREES UNLESS OTHERWISE NOTED. CONTRACTOR SHALL PROVIDE A MULCH RING AROUND ALL EXISTING TREES WITHIN THE LIMIT OF WORK. REMOVE ALL EXISTING GRASS FROM AREA TO BE MULCHED AND PROVIDE A TYPICAL SPADE EDGE.
 - DO NOT LOCATE PLANTS WITHIN 10' OF UTILITY STRUCTURES, OR WITHIN 5' HORIZONTALLY OF UNDERGROUND UTILITY LINES UNLESS OTHERWISE SHOWN ON THE PLANS. CONSULT WITH OWNER'S REPRESENTATIVE IF THESE CONDITIONS EXIST.
 - PLANTS AND OTHER MATERIALS ARE QUANTIFIED AND SUMMARIZED FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL AGENCIES ONLY. CONFIRM AND INSTALL SUFFICIENT QUANTITIES TO COMPLETE THE WORK AS DRAWN AND SPECIFIED. SUBSTITUTIONS SHALL NOT BE ALLOWED UNLESS SUBMITTED IN WRITING AT LEAST 10 DAYS PRIOR TO BID DATE AND APPROVED VIA ADDENDUM BY OWNER'S REPRESENTATIVE.
 - SEE ALL AREAS DISTURBED BY CONTRACTOR'S OPERATIONS, INCLUDING AREAS BEYOND THE PROJECT LIMIT WORK LINE.
 - PLANTING BEDS SHALL RECEIVE SPADE EDGE UNLESS OTHERWISE NOTED.
 - AMEND OR INSTALL TOPSOIL MEETING ASTM D5268 STANDARDS. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS OR EXTRANEOUS MATERIALS LARGER THAN 1". VERIFY DEPTH AND QUALITY OF TOPSOIL PRIOR TO PLANT INSTALLATION. LAWN AREAS SHALL HAVE A MIN. OF 4" TOPSOIL, AND PLANTING BEDS A MIN. OF 12". TOPSOIL SHALL BE STOCKPILED AND REUSED ON SITE. WHERE QUANTITIES ARE INSUFFICIENT, TOPSOIL MAY BE IMPORTED FROM OFF SITE.
 - PROVIDE PRE-EMERGENT HERBICIDE ON PLANTING BEDS AT RATES PER MANUFACTURER'S DIRECTIONS.
 - TREES SHALL NOT BE STAKED EXCEPT WITH APPROVAL FROM OWNER'S REPRESENTATIVE FOR ACCOMMODATION OF ENVIRONMENTAL CONDITIONS.
 - INSTALL ALL PLANT MATERIAL IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AS REQUIRED BY LOCAL JURISDICTIONS.
 - PLANT MATERIAL AND WORKMANSHIP SHALL BE WARRANTED FOR A PERIOD OF 1 YEAR FROM SUBSTANTIAL COMPLETION. REPLACE ALL PLANTS MORE THAN 1/4 DEAD AS SOON AS WEATHER CONDITIONS ALLOW THROUGHOUT WARRANTY PERIOD.
 - FOR UNIT PRICE CONTRACTS, PAYMENTS WILL BE MADE BASED ON ACTUAL QUANTITIES INSTALLED AS MEASURED IN PLACE BY THE OWNER'S REPRESENTATIVE.

- ### SLEEVING NOTES
- CONTRACTOR TO PROVIDE A SLEEVING DIAGRAM FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL PROVIDE AT LEAST TWO (2) SLEEVES FOR FUTURE IRRIGATION AND ELECTRICAL SERVICE TO EACH PLANTING AREA AND /OR RAISED PLANTER, SURROUNDED OR ISOLATED BY PAVING.
 - SLEEVING SHALL BE SCHEDULE 40 PVC PIPE UNLESS OTHERWISE NOTED. WHERE POSSIBLE SLEEVING SHOULD BE STACKED OR GANGED TO MINIMIZE SPACE REQUIREMENTS.
 - LOCATE SLEEVES IN ACCESSIBLE CORNERS OR ALONG EDGES OF PAVEMENT. AVOID DIRECTING SLEEVES TOWARD OR THROUGH THE CENTER OF PLANTING AREAS WHERE LARGE ROOTBALLS ARE INTENDED.
 - EXTEND SLEEVES 2' BEYOND EDGE OF PAVEMENT EACH SIDE. INSTALL APPROXIMATELY 18" BELOW FINISH GRADE. CAP ENDS AND PROVIDE DETECTIBLE TAPE A LAST 2' EACH SIDE.

NOTE: REFER TO SHEET L2.02 FOR REQUIRED LANDSCAPE CALCULATIONS TABLE AND FULL PLANT SCHEDULE

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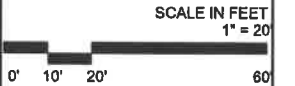
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CITY SUBMITTAL

DATE January 12, 2023

REVISIONS

DESCRIPTION	DATE
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Date 01-12-2023





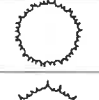



SHEET TITLE
Planting Plan





















SHEET NUMBER

L2.01

FOR CALLS IN INDIANA
811-8

Drawn By: M. ABURTO
Checked By: S. HARCOURT
Quality Assurance: R. ROYER
PIC Project Number: 220160-29000

PLANT SCHEDULE -OVERALL					
TREES	CODE	BOTANICAL / COMMON NAME	CONTAINER	SIZE *	QTY
	LS	Liquidambar styraciflua Sweet Gum	B & B	2.5" Cal.	15
	NS	Nyssa sylvatica 'Wildfire' Wildfire Tupelo	B & B	2.5" Cal.	12
	UC	Ulmus x 'Frontier' Frontier Elm	B & B	2.5" Cal.	13
	ZS	Zelkova serrata 'JFS-KW1' City Sprite® Japanese Zelkova	B & B	2.5" Cal.	5
EVERGREEN TREES	CODE	BOTANICAL / COMMON NAME	CONTAINER	SIZE	QTY
	AC	Abies concolor White Fir	B & B	8' Ht.	4
	TC	Tsuga canadensis Canadian Hemlock	B & B	8' Ht.	2
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME	CONTAINER	SIZE	QTY
	AG	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry Multi-Stem	B & B	1.5" Cal	2
	CF	Cornus florida Flowering Dogwood	B & B	1.5" Cal	14

PLANT SCHEDULE -OVERALL					
DECIDUOUS SHRUBS	CODE	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT*	QTY
	CAM	Ceanothus americanus New Jersey Tea	-	24" Ht.	82
	CAL	Clethra alnifolia 'Sisken Candles' Summerweet Clethra	-	24" Ht.	43
	FGA	Fothergilla gardenii Dwarf Fothergilla	-	24" Ht.	84
	HQU	Hydrangea quercifolia Oakleaf Hydrangea	-	36" Ht.	8
	IVI	Itea virginica 'Henry's Gamet' Henry's Gamet Sweetspire	-	36" Ht.	7
	IVS	Itea virginica 'Sprich' Little Henry® Sweetspire	-	24" Ht.	28
	PLD	Physocarpus opulifolius 'Little Devil'™ Little Devil Ninebark	-	24" Ht.	82
	VOC	Viburnum opulus 'Compactum' Compact European Cranberrybush	-	24" Ht.	30
EVERGREEN SHRUBS	CODE	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	QTY
	BGG	Buxus x 'Green Gem' Green Gem Boxwood	-	24" Ht.	23
	IGC	Ilex glabra 'Chamzin'™ Nordic Holly	-	24" Ht.	33
	TME	Taxus x media 'Densiflora' Dense Yew	-	24" Ht.	79
	TMH	Taxus x media 'Hicksii' Hicks Yew	-	24" Ht.	10
GRASSES	CODE	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	QTY
	CAK	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	3 gal	24"	49
	PVH	Panicum virgatum 'Heavy Metal' Blue Switch Grass	3 gal	36" Ht.	72
	PAH	Pennisetum alopecuroides 'Hameln' Hameln Dwarf Fountain Grass	1 gal	12"	12
	SHT	Sporobolus heterolepis 'Tara' Tara Prairie Dropseed	1 gal	12"	33
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONTAINER	SPACING	QTY
	AMI	Allium x 'Millenium' Millenium Ornamental Chive	1 gal.	18" o.c.	325
	CPE	Carex pensylvanica Pennsylvania Sedge	1 gal.	18" o.c.	678
	LSP	Liriope spicata Creeping Lily Turf	1 gal.	18" o.c.	1,140
TURFGRASS	CODE	BOTANICAL / COMMON NAME	CONTAINER	SPACING	QTY
	SEED	Seeded Lawn Drought Tolerant Fescue Blend	seed		28,403 sf

*NOTE: ALL HEIGHTS & SIZES IN PLANTING SCHEDULE REFERENCE PLANT HEIGHT & SIZE AT TIME OF PLANTING

REQUIRED PLANT MATERIALS FOR SUBDISTRICT ZONING			
SUBDISTRICT ZONING VIEW CORRIDOR	REQUIRED	PROPOSED	
Sec. 8 PARKING LOT INTERIOR 10% OF PARKING AREA =6,914 sf 1 TREE/120 sf 1 SHRUB/25 sf	6,914 sf 58 TREES 277 SHRUBS	8,132 sf 29 TREES 185 SHRUBS	
Sec. 8 BUILDING FOUNDATION (552') 1 ORNAMENTAL TREE/20' FACADE 1 SHRUB/3' FACADE	28 TREES 184 SHRUBS	7 TREES 186 SHRUBS	
Sec. 8 PARKING LOT SCREENING 10' WIDTH @ R.O.W./5'WIDTH @ REAR & INTERIOR SIDE YARDS 2 CANOPY TREES/100 LF 33 SHRUBS/100 LF NORTH PARKING - 54'	1 TREE 18 SHRUBS	1 TREE 18 SHRUBS	
EAST PARKING - 121'	3 TREES 56 SHRUBS	3 TREES 56 SHRUBS	
SOUTH PARKING - 273' (INCLUDED FOR SCREENING PURPOSES)	5 TREES 90 SHRUBS	11 TREES 115 SHRUBS	
WEST PARKING* - 246'	3 TREES 40 SHRUBS	3 TREES 40 SHRUBS	
Sec. 8 PERIMETER SITE BUFFERYARD ADJACENT TO R.O.W. 25' WIDTH ADJACENT TO SIMILAR 15' WIDTH	25' WIDTH 15' WIDTH	25' 15'	

*PARKING SCREEN PROVIDED AT 50% NOT ADJACENT TO PUBLIC RIGHT-OF-WAY



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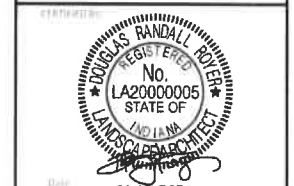
IJRI SITE, CORE AND SHELL

CITY SUBMITTAL

DATE January 12, 2023

REVISIONS	DESCRIPTION	DATE
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SCALE IN FEET
as noted



SHEET TITLE

Planting Schedule & Requirements

SHEET NUMBER

L2.02

NORTH



Indiana 811
FOR CALLS IN INDIANA
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www.in.gov/811

Drawn by: M. ABURTO
Checked by: S. HARCOURT
Quality Assurance: R. ROYER
PIC Project Number: 220160-20000

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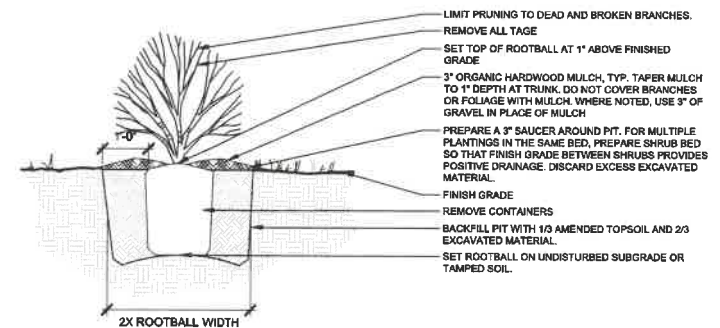
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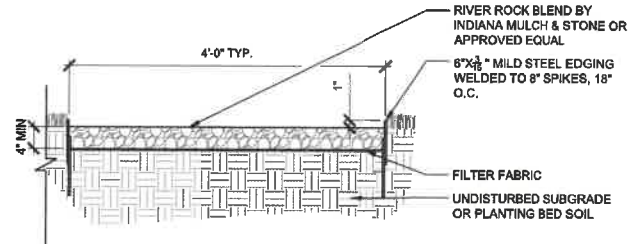


Planting Details

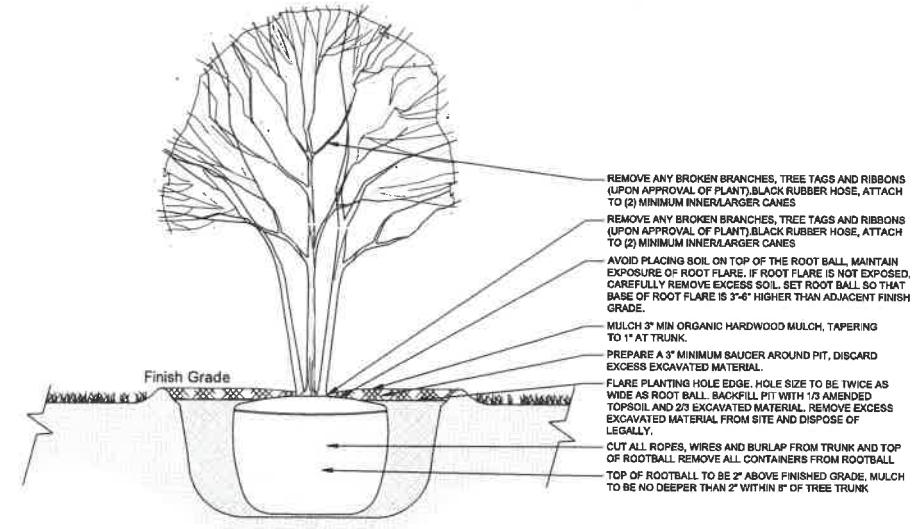
SHEET NUMBER
L3.01



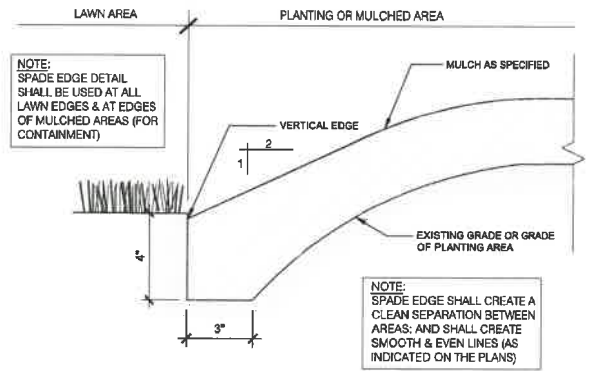
3 SHRUB PLANTING
1/2" = 1'-0"



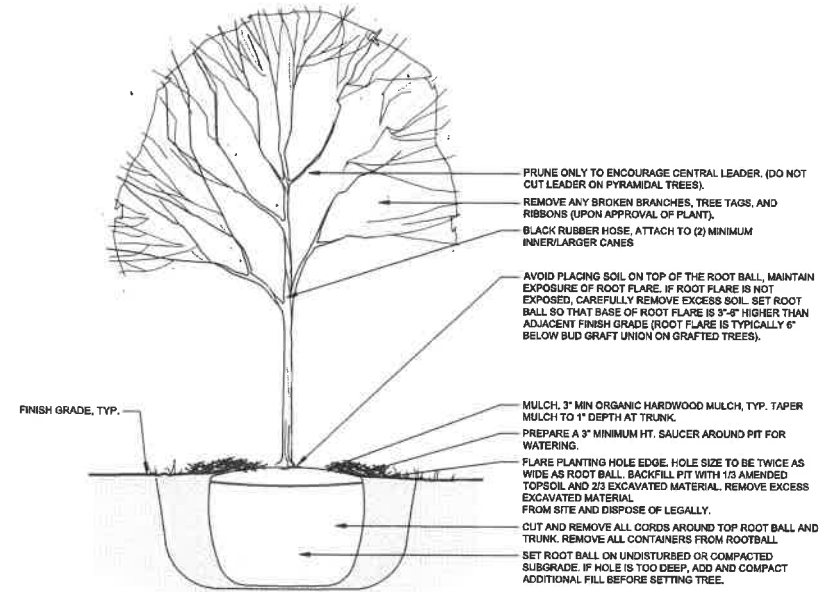
6 GRAVEL BED SECTION
1" = 1'-0" P-INDY-CRI-IJRI-10



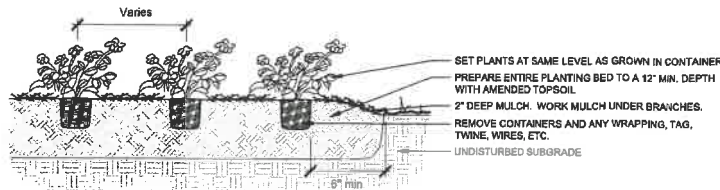
2 ORNAMENTAL TREE PLANTING
1/2" = 1'-0"



5 SPADE EDGE
3" = 1'-0"



1 SHADE TREE
1/2" = 1'-0"



4 PERENNIAL PLANTING
1/2" = 1'-0"

S:\PROJECTS\Cripe\Indiana\Ijri Replacement\Ijri\06 Drawings and Production\01_H03_CAD\08 Content\1000-300 Series.dwg, January 12, 2023, 2:51 PM, MFC US, IJRI, © Paul J. Cripe, Inc.

THIS DRAWING IS UNLESS OTHERWISE NOTED TO THE CONTRARY