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Jennifer Hayden  
HAMILTON County Recorder IN  
Recorded as Presented

ORDINANCE NO. 42-06-16

**AN ORDINANCE AMENDING THE UNIFIED DEVELOPMENT ORDINANCE NO. 62-12-95, ORDINANCE NO. 56-11-15 SAXONY CORPORATE CAMPUS PLANNED DEVELOPMENT ORDINANCE, AND ALL AMENDMENTS THERETO, A PART OF THE COMPREHENSIVE MASTER PLAN FOR THE CITY OF NOBLESVILLE, HAMILTON COUNTY, INDIANA**

Document Cross-Reference No: 2015060398

An Ordinance to amend the Unified Development Ordinance and Ordinance No.56-11-15, 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. 000724-2016 as required by law concerning a waiver from the bulk requirements of the Saxony Corporate Campus Planned Development Ordinance, all a part of the Unified Development Ordinance and after due consideration has sent a favorable recommendation to the Council with a vote of 9 ayes and 0 nays at their June 20, 2016 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 Ordinance No. 56-11-15 Saxony Corporate Campus Planned Development Ordinance, and all amendments thereto are hereby amended as follows:

**SECTION 1** That the subject real estate located at 13425 Tegler Drive and known as 'Crew Carwash', a part of the Saxony Corporate Campus Planned Development and as legally described as per attached "Exhibit 1" (Legal Description), is located within the zoning jurisdiction of the City of Noblesville, Hamilton County Indiana and is currently zoned CCPD Corporate Campus Planned Development with an overlay of the Saxony Corporate Campus Planned Development District.

**SECTION 2.** That this ordinance and attached "Exhibit 2 titled Civil Construction Plans for Crew Carwash No. 36" includes the 'Demolition Plan' (curbs and partial building), 'Site Plan' (construction of a new structure and canopy and roll curb), 'Site Details', 'Landscape Plan', 'Stormwater Pollution Prevention Plan', and 'Stormwater Pollution Prevention Plan Details' for said real estate. "Exhibit 3" is the architectural canopy and building elevations that match the existing building.

**SECTION 3.** One waiver is hereby granted reducing the side yard setback along the western property line from 25-feet to 18-feet for the canopy structure encroachment.

**SECTION 4.** Unless a development standard, specification, guideline, and/or requirement contained in the Unified Development Ordinance or the Saxony Corporate Campus Planned Development Ordinance No. 56-11-15 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 and/or Ordinance No. 56-11-15 shall apply.

**SECTION 5.** 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.

**SECTION 6.** Upon motion duly made and seconded; this Ordinance was fully passed by the members of the Common Council this 28<sup>th</sup> day of June, 2016.

COMMON COUNCIL

AYE		NAY
<u>[Signature]</u>	Brian Ayer	_____
<u>[Signature]</u>	Mark Boice	_____
<u>[Signature]</u>	Wil Hampton	_____
<u>[Signature]</u>	Christopher Jensen	_____
<u>[Signature]</u>	Roy Johnson	_____
<u>[Signature]</u>	Gregory P. O'Connor	_____
<u>[Signature]</u>	Mary Sue Rowland	_____
<u>[Signature]</u>	Rick L. Taylor	_____
<u>[Signature]</u>	Megan G. Wiles	_____

Approved and signed by the Mayor of the City of Noblesville, Hamilton County, Indiana, this 28<sup>th</sup> day of June, 2016.

[Signature]  
John Ditslear, Mayor  
City of Noblesville, Indiana

ATTEST:

[Signature]  
Evelyn L. Lees, Clerk



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

Joyceann Yelton  
Printed Name of Declarant

Prepared by: Joyceann Yelton, Senior Planner, City of Noblesville, 16 South 10<sup>th</sup> Street, Noblesville, IN 46060 (317) 776-6325

**Parcel D**  
**Saxony Corporate Campus**

A part of the Northeast and Southeast Quarters of Section 23, Township 18 North, Range 5 East, Hamilton County, Indiana more particularly described as follows:

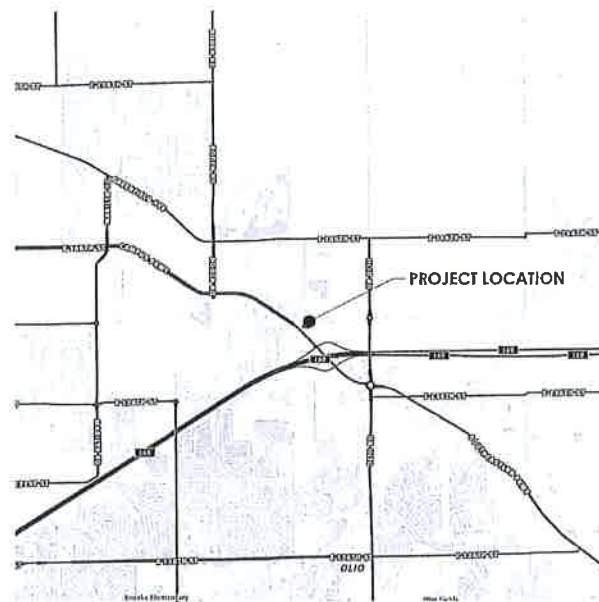
Commencing at the Northwest Corner of the Northeast Quarter of said Section 23; thence North 89 degrees 29 minutes 05 seconds East (assumed bearing) along the North Line of said Northeast Quarter 1315.93 feet to the Northeast Corner of the West Half of said Northeast Quarter; thence South 00 degrees 07 minutes 35 seconds East along the East Line of said West Half 2663.66 feet to the Northwest Corner of the East Half of the Southeast Quarter of said Section 23, thence South 00 degrees 07 minutes 20 seconds East along the West line of said East Half 193.83 feet to a fence line; thence North 89 degrees 08 minutes 01 second East along said fence line 510.58 feet to a fence line running south marking a line set by an agreement recorded as instrument #9709702752 in the Office of the Recorder of Hamilton County, Indiana, (the following four courses are along said agreement line); (1) thence South 00 degrees 06 minutes 58 seconds West 130.91 feet; (2) thence South 01 degree 45 minutes 59 seconds East 129.01 feet; (3) thence South 01 degree 59 minutes 43 seconds West 154.27 feet; (4) thence South 00 degrees 07 minutes 31 seconds East 279.07 feet to the northern boundary of Frontage Road #3 along the northern side of Interstate Highway #69 (ref: INDOT Project I-69-1) (the following six courses are along said northern boundary of Frontage Road #3); (1) thence North 62 degrees 13 minutes 37 seconds West 256.07 feet to a tangent curve to the left having a radius of 2904.79 feet, the radius point of which bears South 27 degrees 46 minutes 23 seconds West; (2) thence Northwesterly along said curve 392.91 feet to a point which bears North 20 degrees 01 minute 23 seconds East from said radius point; (3) thence North 69 degrees 58 minutes 37 seconds West 508.64 feet; (4) thence North 65 degrees 38 minutes 49 seconds West 249.53 feet to the POINT OF BEGINNING, (5) thence continuing North 65 degrees 38 minutes 49 seconds West 81.60 feet; (6) thence North 85 degrees 11 minutes 15 seconds West 134.45 feet; thence North 33 degrees 44 minutes 58 seconds East 449.33 feet to the southern right of way of Tegler Drive of Saxony Corporate Campus as per Secondary Plat thereof, recorded as Instrument Number 200400016310 in Plat Cabinet 3, Slide 365 in said Recorder's Office; thence South 56 degrees 15 minutes 02 seconds East along said southern right of way 198.17 feet; thence South 33 degrees 44 minutes 58 seconds West 370.95 feet to the Point of Beginning, containing 1.824 acres, more or less.

# CIVIL CONSTRUCTION PLANS

## FOR

# CREW CARWASH | No. 36

13425 Tegler Drive  
Noblesville, Indiana 46060



LOCATION MAP  
INDIANAPOLIS, INDIANA



VICINITY MAP  
INDIANAPOLIS, INDIANA

### SHEET INDEX

C-001	COVER SHEET
CD-101	DEMOLITION PLAN
CS-101	SITE PLAN
CS-501	SITE DETAILS
CE-101	STORMWATER POLLUTION PREVENTION PLAN
CE-501	STORMWATER POLLUTION PREVENTION DETAILS
LP-101	LANDSCAPE PLAN

### CONSULTANT TEAM

**OWNER**  
**CREW CARWASH**  
 10251 HAGUE ROAD  
 INDIANAPOLIS, INDIANA 46256  
 PH: (317) 558-7931  
 CONTACT: JUSTIN FURR  
 EMAIL: jfurr@crewcarwash.com

**CIVIL ENGINEER**  
**HAMILTON DESIGNS, LLC**  
 11988 FISHERS CROSSING DRIVE  
 SUITE 154  
 FISHERS, INDIANA 46038  
 PH: (317) 750-6466  
 CONTACT: MICHAEL THOMPSON, PE  
 EMAIL: mthompson@hamilton-designs.com

**ARCHITECT**  
**CRIFE**  
 3939 PRIORITY WAY S. DR.  
 SUITE 200  
 INDIANAPOLIS, INDIANA 46240  
 PH: (317) 844-6777  
 EMAIL: crife@crife.biz

### SURVEY AND UTILITY DISCLAIMER

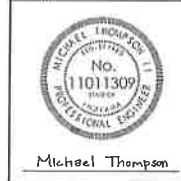
HORIZONTAL AND VERTICAL SURVEY INFORMATION WAS PROVIDED BY BEST AVAILABLE INFORMATION AND IS PROVIDED FOR PLANNING PURPOSES ONLY. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND ENDS. ALL IMPROVEMENTS ARE PROPERLY LOCATED PRIOR TO BEGINNING CONSTRUCTION.  
 PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY BY LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

### FLOOD NOTE

THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND USES WITHIN FLOOD HAZARD ZONE A (SHADED) AS SHOWN ON TRACTS BY SCALE ON COMMUNITY PANEL NUMBER 18527 C-7054 OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED NOVEMBER 19, 2014).



Licensed Professional Engineer in the State of Indiana, and to the best of my knowledge, the design, construction and drawings contained herein are in compliance with the Indiana Professional Engineers Board



Michael Thompson  
 DATE: 04/29/2016  
 DRAWN BY: WAD  
 CHECKED BY: MAT

### HAMILTON DESIGNS

A LIMITED LIABILITY COMPANY  
 11988 Fishers Crossing Drive, Suite 154  
 Fishers, Indiana 46038  
 P: (317) 750-6466  
 www.hamilton-designs.com

STORM SEWER INVENTORY	SITE INFORMATION
STORM SEWER: 18" DIA. 10' DEPTH	PARCEL NUMBER: 131120000011005
STRUCTURE TYPE: MANHOLE	ZONING DISTRICT: CCPO, CORPORATE CAMPUS PLANNED DEVELOPMENT
STORM STRUCTURES: 1	LOT AREA: 1.82 ACRES
STRUCTURE TYPE: MANHOLE	CANOPY AREA: 1484 FT <sup>2</sup>
STORMWATER MAP TABLE: NORTHING EASTING	ADJACENT ZONING: NORTH CCPO, CORPORATE CAMPUS PLANNED DEVELOPMENT; SOUTH CCPO, CORPORATE CAMPUS PLANNED DEVELOPMENT; EAST CCPO, CORPORATE CAMPUS PLANNED DEVELOPMENT; WEST CCPO, CORPORATE CAMPUS PLANNED DEVELOPMENT
STRUCTURE TYPE: NORTHING EASTING	REVIEW COMMENTS (CHECK): MICHAEL THOMPSON, PE; SUITE 154; FISHERS, INDIANA 46038
	EXISTING/PROPOSED USE: CARWASH (CREW CARWASH)

### LEGAL DESCRIPTION

A PART OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 23, TOWNSHIP 18 NORTH, RANGE 5 EAST, HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 23; THENCE NORTH 89 DEGREES 29 MINUTES 05 SECONDS EAST (ASSUMED BEARING) ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 131.93 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 07 MINUTES 35 SECONDS EAST ALONG THE EAST LINE OF SAID WEST HALF 264.64 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 00 DEGREES 20 SECONDS EAST ALONG THE WEST LINE OF SAID EAST HALF 192.82 FEET TO A FENCE LINE; THENCE NORTH 01 DEGREE 58 MINUTES 01 SECOND EAST ALONG SAID FENCE LINE 510.58 FEET TO A FENCE LINE RUNNING SOUTH MARKING A LINE SET BY AN AGREEMENT RECORDED AS INSTRUMENT #9709/02/02 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THE FOLLOWING FOUR COURSES ARE ALONG SAID AGREEMENT LINE: (1) THENCE SOUTH 00 DEGREES 08 MINUTES 58 SECONDS WEST 120.91 FEET; (2) THENCE SOUTH 01 DEGREE 45 MINUTES 59 SECONDS EAST 129.01 FEET; (3) THENCE SOUTH 01 DEGREE 59 MINUTES 40 SECONDS WEST 194.57 FEET; (4) THENCE SOUTH 00 DEGREES 07 MINUTES 31 SECONDS EAST 297.07 FEET TO THE NORTHERN BOUNDARY OF FROENICHOE ROAD; (5) ALONG SAID CURVE 379.81 FEET TO A POINT WHICH BEARS NORTH 20 DEGREES 01 MINUTE 23 SECONDS EAST FROM SAID BOUNDARY POINT; (6) THENCE NORTH 89 DEGREES 29 MINUTES 05 SECONDS WEST 508.64 FEET; (7) THENCE NORTH 89 DEGREES 29 MINUTES 05 SECONDS WEST 249.53 FEET TO THE POINT OF BEGINNING; (8) THENCE CONTINUING NORTH 89 DEGREES 29 MINUTES 05 SECONDS WEST 81.60 FEET; (9) THENCE NORTH 89 DEGREES 29 MINUTES 05 SECONDS WEST 134.45 FEET; THENCE NORTH 23 DEGREES 44 MINUTES 58 SECONDS EAST 447.23 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE SOUTH 00 DEGREES 07 MINUTES 35 SECONDS EAST ALONG SAID SECTION 23 TO THE POINT OF BEGINNING, CONTAINING 1.82 ACRES MORE OR LESS.

CONSTRUCTION PLANS FOR:  
**CREW CARWASH | NO. 36**  
 13425 Tegler Drive  
 Noblesville, Indiana 46060  
**CREW CARWASH**  
 10251 Hague Road  
 Indianapolis, Indiana 46256

PROJECT NO.: 2016-131  
 DATE: 04/29/2016  
 SCALE:  
 SHEET NAME: COVER SHEET  
 SHEET NO.: C-001



Know what's below.  
Call before you dig.

P:\2016\131 - CREW CARWASH - NO. 36 - 11011309.dwg, 11/04/2015 11:37:44 AM, 1



VICINITY MAP  
NOBLESVILLE, INDIANA  
1" = 500'

**LEGAL DESCRIPTION**

A PART OF THE NORTHWEST AND SOUTHEAST QUARTERS OF SECTION 22, TOWNSHIP 18 NORTH, RANGE EAST, HAMMON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 89 DEGREES 29 MINUTES 00 SECONDS EAST (AS SHOWN BEARING) ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 1315.93 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID WEST HALF 368.33 FEET TO THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 29 MINUTES 00 SECONDS EAST ALONG THE WEST LINE OF SAID EAST HALF 193.83 FEET TO A FENCE LINE; THENCE NORTH 89 DEGREES 29 MINUTES 00 SECONDS EAST ALONG SAID FENCE LINE 510.38 FEET TO A FENCE LINE RUNNING SOUTH; MARKING A LINE BY AN AGREEMENT RECORDED AS INSTRUMENT #97072025 IN THE OFFICE OF THE RECORDER OF HAMMON COUNTY, INDIANA; THE FOLLOWING FOUR COURSES ARE ALONG SAID AGREEMENT LINE: (1) THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 130.91 FEET; (2) THENCE SOUTH 01 DEGREE 45 MINUTES 59 SECONDS EAST 129.01 FEET; (3) THENCE SOUTH 01 DEGREE 59 MINUTES 43 SECONDS WEST 134.27 FEET; (4) THENCE SOUTH 01 DEGREE 05 MINUTES 31 SECONDS EAST 278.07 FEET TO THE NORTHERN BOUNDARY OF FRONTAGE ROAD #3 ALONG THE NORTHERN DE OF INTERSTATE HIGHWAY #49 (REF: INSDOT PROJECT 1-8-11) THE FOLLOWING SIX COURSES ARE ALONG SAID NORTHERN BOUNDARY OF FRONTAGE ROAD #3: (1) THENCE NORTH 42 DEGREES 13 MINUTES 37 SECONDS WEST 234.87 FEET TO A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 2564.79 FEET; THE BEARING POINT OF WHICH BEARS SOUTH 72 DEGREES 16 MINUTES 23 SECONDS WEST; (2) THENCE NORTHWESTERLY ALONG SAID CURVE 392.91 FEET TO A POINT WHICH BEARS NORTH 29 DEGREES 59 MINUTES 29 SECONDS EAST FROM SAID RADIUS POINT; (3) THENCE NORTH 49 DEGREES 58 MINUTES 37 SECONDS WEST 308.64 FEET; (4) THENCE NORTH 48 DEGREES 38 MINUTES 49 SECONDS WEST 549.52 FEET TO THE POINT OF BEGINNING; (5) THENCE CONTINUOUSLY NORTH 45 DEGREES 38 MINUTES 49 SECONDS WEST 81.40 FEET; (6) THENCE NORTH 85 DEGREES 11 MINUTES 15 SECONDS WEST 134.45 FEET; THENCE NORTH 84 DEGREES 44 MINUTES 58 SECONDS EAST 149.39 FEET TO THE SOUTHERN RIGHT OF WAY OF TEGLER DRIVE OF SAID CITY CORPORATE CAMPUS AS PER SECONDARY PLAN THEREOF, RECORDED AS INSTRUMENT NUMBER 20040001631 OF PLAT CHANGE 13, LICKS IN SAID RECORDS OFFICE; THENCE SOUTH 84 DEGREES 15 MINUTES 29 SECONDS EAST ALONG SAID SOUTHERN RIGHT OF WAY 198.17 FEET; THENCE SOUTH 83 DEGREES 44 MINUTES 58 SECONDS WEST 570.45 FEET TO THE POINT OF BEGINNING, CONTAINING 1.84 ACRES, MORE OR LESS.

**NOTES**

- NO ATTEMPT IS MADE TO STIPULATE EVERY REQUIRED ITEM OF REMOVAL AND DEMOLITION EITHER ON DRAWINGS OR IN SPECIFICATIONS. THE CONTRACTOR MUST VISIT THE SITE AND STUDY EXISTING PHYSICAL CONDITIONS, REVIEW DRAWINGS, AND REACH THEIR OWN CONCLUSIONS ON HOW NECESSARY TO ACCOMPLISH INTENDED RESULTS DESCRIBED BY THE PROJECT DOCUMENTS.
- CONTRACTOR SHALL REQUEST UTILITY LOCATIONS FROM THE COORDINATOR OF WORK. IT SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS FROM TO ANY EXCAVATION AT LEAST 72 HOURS PRIOR TO THEIR PHASE OF WORK. CONTRACTOR SHALL NOTIFY IN WRITING TO THE OWNER OR THE ENGINEER OF ANY CHANGES, OMISSIONS OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RETURNED.
- ALL WORK TO BE ACCOMPLISHED IN STREET ACCORDANCE WITH ALL LOCAL ORDINANCES, CITY OR STATE.
- THE CONTRACTOR SHALL COORDINATE WORK ASSOCIATED WITH THE REMOVAL, RELOCATION OR ABANDONMENT OF UTILITIES WITH THE UTILITY COMPANY OR ENTITY HAVING OWNERSHIP OF EACH RESPECTIVE UTILITY. COSTS FOR DISCONNECTION, REMOVAL AND/OR RELOCATION OF EXISTING UTILITIES AS SHOWN ON THE DRAWINGS OR AS NECESSARY TO ALLOW FOR EXECUTION OF THE WORK SHALL BE PAID BY THE CONTRACTOR.
- NO OPEN BURNING SHALL BE PERMITTED ON THE SITE.
- THE OWNER HAS FIRST SALVAGE RIGHTS ON ALL ITEMS REMOVED. IF OWNER FORGETS TO OBTAIN THEM ALL DEMOLISHED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF ON SITE UNLESS OTHERWISE SHOWN.
- WITHIN THE CONSTRUCTION LIMITS, THE INTENT IS TO HAVE A CLEAR, CLEAR SITE FREE OF ALL EXISTING ITEMS NOTED TO BE REMOVED IN ORDER TO PERMIT THE CONSTRUCTION OF THE NEW PROJECT.
- A CLEAR, STRAIGHT EDGE SHALL BE MAINTAINED BETWEEN ALL CONCRETE AND ASPHALT SURFACES SCHEDULED FOR DEMOLITION AND CONCRETE AND ASPHALT SURFACES TO REMAIN IN PLACE.
- FOR ALL ITEMS NOTED TO BE REMOVED - REMOVE NOT ONLY THE ABOVE-GROUND ELEMENTS, BUT ALL UNDERGROUND ELEMENTS AS WELL INCLUDING BUT NOT LIMITED TO FOUNDATIONS, GRAVEL FILLS, TREE ROOTS, OLD PIPES, ETC.
- BACKFILL ALL EXCAVATIONS RESULTING FROM THE DEMOLITION WORK TO MEET THE REQUIREMENTS FOR THE PROPOSED USE. FOR ALL UTILITY LINES AND STRUCTURES DESIGNATED TO BE REMOVED, PLACE AND COMPACT STRUCTURAL BACKFILL WITHIN EACH.
- GENERAL CONTRACTOR IS RESPONSIBLE TO VERIFY, PRIOR TO THE FINAL CONTRACT EXECUTION, IF ANY BUILDING STRUCTURE THAT IS NOTED TO BE REMOVED HAS A BASEMENT, SO THE BUILDING STRUCTURE BOTH FLOOR STRUCTURES, BASEMENT, FOUNDATION, ETC. ARE TO BE REMOVED AND BACKFILLED TO EXISTING GRADE ELEVATIONS SURROUNDING THE EXISTING STRUCTURE.
- ALL NECESSARY APPROVALS FROM AGENCIES GOVERNING THIS WORK SHALL BE SECURED BY THE CONTRACTOR IF THEY HAVE NOT BEEN PREVIOUSLY OBTAINED BY THE OWNER PRIOR TO BEGINNING WORK.
- CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF VEHICULAR AND PEDESTRIAN TRAFFIC MEASURES PRIOR TO THE COMMENCEMENT OF DEMOLITION. ALL MEASURES SHALL BE APPROVED BY THE OWNER AND WILL REMAIN IN PLACE UNTIL COMPLETION OF PROJECT. CONTRACTOR SHALL ADJUST AS NEEDED DURING CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING BENCHMARKS AND RELOCATING BENCHMARKS IF NECESSARY. BENCHMARKS SHALL BE RELOCATED TO ORIGINAL ELEVATION. ALL BENCHMARKS SHALL BE RELOCATED OR REPLACED BY A INDIANA LICENSED SURVEYOR.
- ALL DEMOLITION AND CONSTRUCTION ACTIVITY ON THIS SITE IS TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
- CONTRACTOR IS RESPONSIBLE FOR REPAIRS TO ANY EXISTING CONDITIONS DAMAGED DURING CONSTRUCTION SUCH AS, BUT NOT LIMITED TO, DRAINAGE PATTERNS, UTILITIES, LIGHTING, PAVEMENT, SIDEWALKS, CURBS, ETC. REPAIRS SHALL BE EQUAL TO EXISTING CONDITIONS.
- EROSION CONTROL SHALL BE IN PLACE PRIOR TO ANY SOIL DISTURBANCE, INCLUDING PAVEMENT REMOVAL.
- MANHOLES, CATCH BASINS, CLEANOUTS, VALVE BOXES, FRAMES COVERS AND GRATES REMAINING IN USE SHALL BE PROTECTED AND ADJUSTED TO FINAL GRADES.

**LEGEND OF EXISTING FEATURES**

---	PROPERTY LINE	○	BENCHMARK
---	RIGHT-OF-WAY LINE	○	MONUMENT
---	SEWER LINE	△	SECTION CORNER
---	EASEMENT	□	TRANSFORMER
---	SECTION LINE	□	RYAC
---	CENTERLINE	□	ELECTRIC METER
---	INTERMEDIATE CONTOUR	□	ELECTRIC MANHOLE
---	INDEX CONTOUR	□	POWER POLE   GUY WIRE
---	TELEPHONE UNDER GR.	□	LIGHT POLE
---	TELEPHONE OVERHEAD	□	PARKING LOT LIGHTS
---	FIBER OPTIC SERVICE	□	TELEPHONE PEDESTAL
---	GAS SERVICE	□	TELEPHONE MANHOLE
---	POWER UNDERGROUND	□	ASPH. CONC. PEDESTAL
---	POWER OVERHEAD	□	TRAFFIC POLE
---	SANITARY SEWER	□	MANHOLE   STOP LIGHT
---	STORM SEWER	□	GAS METER
---	POND/NORMAL POOL	□	GAS VALVE
---	EX. FOOTING	□	STORM MANHOLE
---	CHAIN LINK FENCE	□	SANITARY MANHOLE
---	PAINT FENCE	□	STORM INLETS
---	WOOD FENCE	□	STORM EJECTION
---	IRON FENCE   RAILING	□	CLEAN OUT
---	BUILDING   STRUCTURE	□	DOWNSPOUT
---	EX. BUILDING OVERHEAD	□	PIPE HYDRANT
---	RM. ELEVATION	□	FIRE VALVE
---	RW. INVERT ELEVATION	□	WATER METER
---	FFE. FINISHED FLOOR ELEVATION	□	WATER VALVES
		□	POST INDICATOR VALVE
		□	FIRE DEPARTMENT CONN.
		□	SGNS
		□	MAILBOX
		□	ADA PARKING
		□	PARKING COUNT
		□	TREES
		□	S-PLB
		□	SPOT GRADE

▨	ASPHALT TO BE REMOVED
▩	CONCRETE TO BE REMOVED
▧	MASONRY   STRUCTURE TO BE REMOVED
(A)	ABANDON IN PLACE
(B)	SAW CUT, CLEAN EDGE
(C)	DEMOLISH OR REMOVE
(D)	EXISTING TO REMAIN
(E)	RELOCATE
(F)	SALVAGE
---	CURB TO BE REMOVED
---	WALL TO BE REMOVED
---	SAW CUT, CLEAN EDGE
---	UTILITY TO BE REMOVED
---	PROPOSED BARRIERS
○	CONSTRUCTION BARRIERS

**FLOOD NOTE**

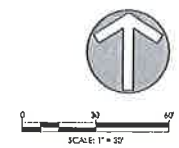
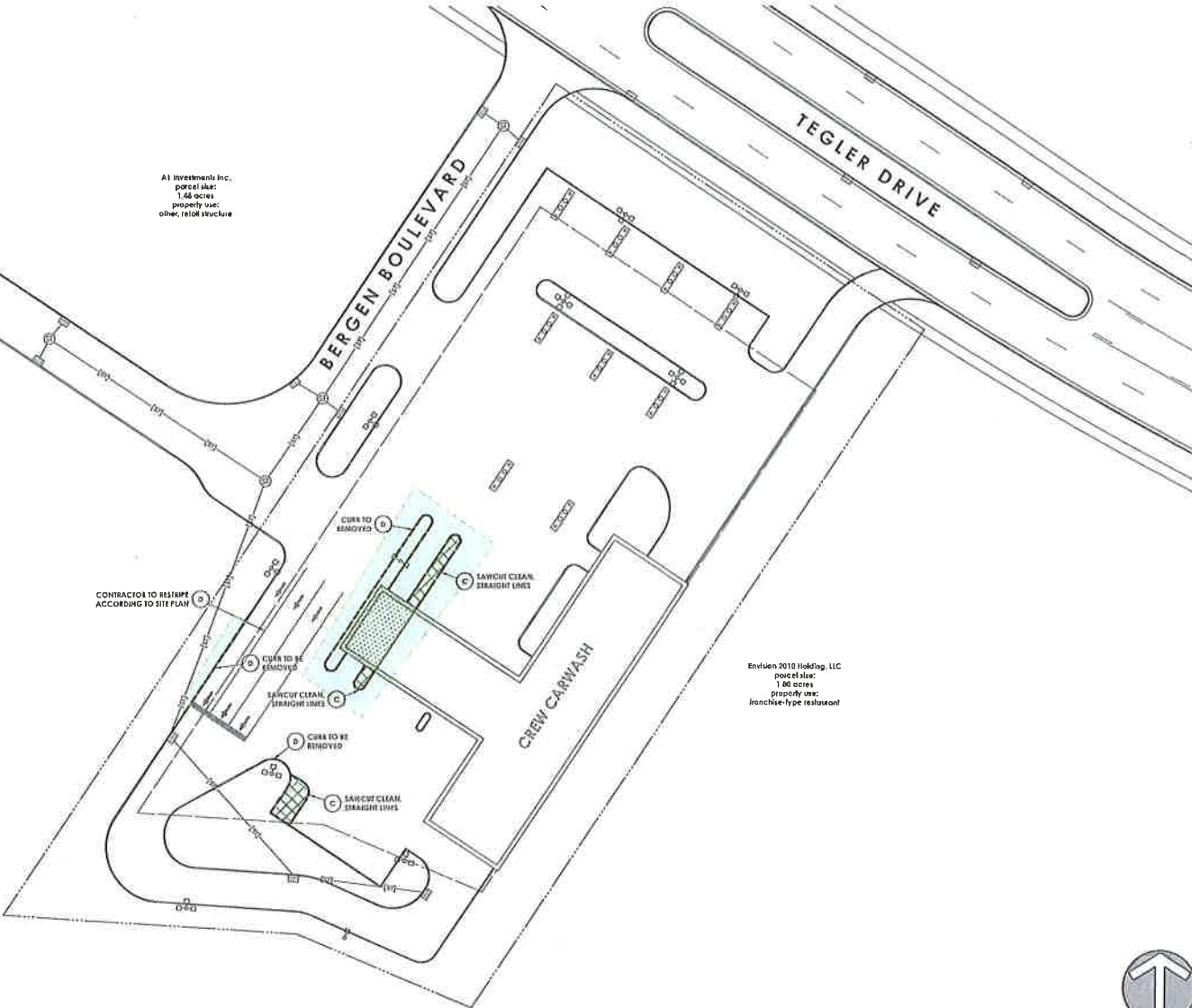
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**SURVEY AND UTILITY DISCLAIMER**

HORIZONTAL AND VERTICAL SURVEY INFORMATION WAS PROVIDED BY BEST AVAILABLE INFORMATION AND IS INTENDED FOR PERMITTING PURPOSES ONLY. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND ENSURE ALL IMPROVEMENTS ARE PROPERLY LOCATED PRIOR TO BEGINNING CONSTRUCTION.  
PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

811 Know what's below. Call before you dig.

D:\2016\131 - crew carwash - no. 36 - noblesville, in\working\cd-101.dwg | Date: 4/29/2016 11:28 AM |



REVISION BLOCK

Michael Thompson

DATE: 04/29/2016  
DRAWN BY: WAD  
CHECKED BY: MAT

**HAMILTON DESIGNS**  
A LIMITED LIABILITY COMPANY  
11988 Fishers Crossing Drive, Suite 154  
Fishers, Indiana 46038  
P. (317) 750-4444  
www.hamilton-designs.com

CONSTRUCTION PLANS FOR:  
**CREW CARWASH | NO. 36**  
10425 Hogue Drive  
Indianapolis, Indiana 46260

**CREW CARWASH**  
10221 Hogue Road  
Indianapolis, Indiana 46260

PROJECT NO.  
2016-131

DATE  
04/29/2016

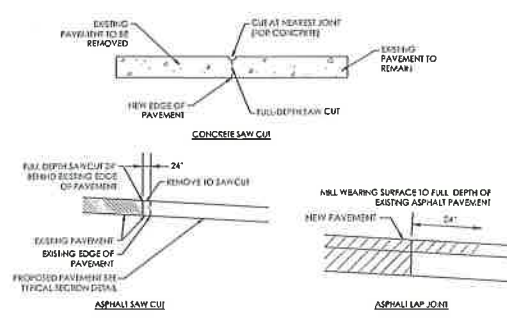
SCALE  
1" = 30'

SHEET NAME  
DEMOLITION PLAN

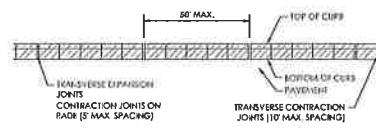
SHEET NO.  
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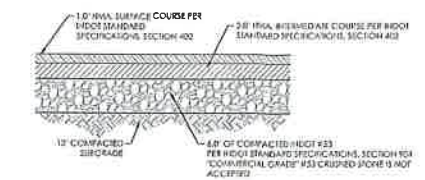
11/25/16 11:31 AM



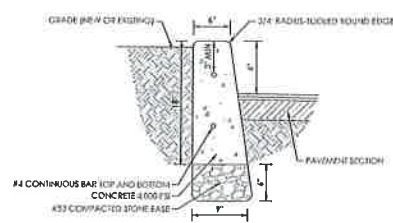
**SAWCUT / LAP JOINT DETAIL**  
 NOT TO SCALE



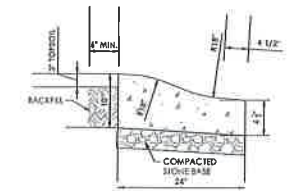
**CURB JOINT DETAIL**  
 NOT TO SCALE



1. ALL MATERIALS AND INSTALLATION PER APPLICABLE HOGG STANDARD SPECIFICATIONS, LATEST EDITION.  
**STANDARD DUTY ASPHALT PAVEMENT**  
 NOT TO SCALE



**6" CONCRETE CURB**  
 NOT TO SCALE



**24" ROLL CURB**  
 NOT TO SCALE

REVISION BLOCK



Michael Thompson

DATE: 04/29/2016  
 DRAWN BY: WAD  
 CHECKED BY: MAT

**HAMILTON DESIGNS**  
 A LIMITED LIABILITY COMPANY

1188 Fishers Crossing Drive, Suite 154  
 Fishers, Indiana 46038  
 P: (317) 750-4446  
 www.hamilton-designs.com

CONSTRUCTION PLANS FOR  
**CREW CARWASH | NO. 36**  
 13425 Hegler Drive  
 Indianapolis, Indiana 46260

**CREW CARWASH**  
 10251 Hague Road  
 Indianapolis, Indiana 46256

PROJECT NO:  
 2016-131

DATE:  
 04/29/2016

SCALE:

SHEET NAME:  
**SITE DETAILS**

SHEET NO.:

**CS-501**







**Seeded Preparation**

Apply lime to raise the pH to the level needed for seedbed fertility. Apply 23 pounds of 12-12-12 or 15-15-15 fertilizer per acre (100 lbs. N, 100 lbs. P<sub>2</sub>O<sub>5</sub>, 100 lbs. K<sub>2</sub>O) per acre to the seedbed. The lime and fertilizer should be applied in a separate operation and applied in a separate operation.

Walk the fertilizer and lime into the soil to a depth of 2-3 inches with a harrow, disk or rake operated across the slope as much as possible.

**Seeds**

Seeds to be used must be based on projected use of the area (Figure 2-7), which, combined by soil seed rate, will give the seed rate. For various use of the area, see the table below. For more information on seed rates, see Figure 2-7 and Figure 2-8, and the table below.

Figure 2-7 Permanent Seed Mixtures

Species	Seeding Rate (lb/1000 sq. ft.)	Substrate pH (4.0-8.0)	Soil Fertility (lb/1000 sq. ft.)	Soil Moisture (%)
<b>General and Sloping Open Areas</b>				
Top Fescue	35	5.5-8.3	2	1
Red Clover	5	5.5-8.3	2	1
Chickpea	15	5.5-7.5	2	1
Crabgrass	15	5.5-8.3	2	1
<b>Sloping Banks and Cuts</b>				
Top Fescue	15	5.0-7.5	2	1
Red Clover	25	5.5-8.3	2	1
Crabgrass	10	5.5-8.3	2	1
<b>General and Sloping Open Areas</b>				
Red Clover	40	5.0-7.5	2	1
Crabgrass	170	5.0-7.5	2	1
Top Fescue	170	5.5-8.3	2	1

\*\* - Reduced 2-1/2 times  
\*\*\* - Accurate with specific treatment

**SEEDING SCHEDULE**

NOT TO SCALE

Year	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Wheat or Rye												
Oats												
Annual Ryegrass												

Year	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
None Seed												
Non-legume												
Legume												
Domest. Seeding**												

Light on seed during this period. In general, no seed at all other than in the shaded areas. See note.

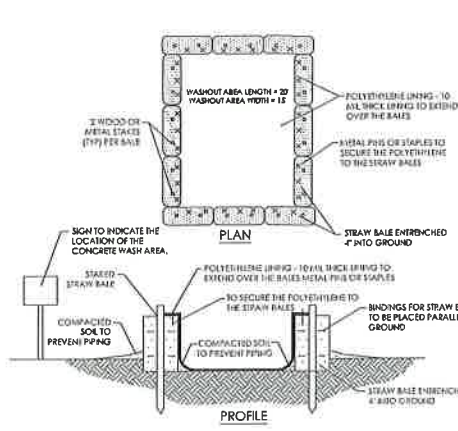
Long summer seeding dates may be extended 5 days if much is applied.

Note: If temporary stabilization must occur during the winter, more seed should be applied at a rate of 2 times per acre and covered in fall on acceptable cover.

**Temporary Seed Application Rates**

Kind of Seed	Seed (lb/1000 sq. ft.)	Rate	Remarks
Wheat or Rye	3.5 lbs.	120 lbs.	Cover with 1" to 1 1/2" straw
Soybean	2.5 lbs.	100 lbs.	Cover with 1" straw
Crabgrass	1.5 lbs.	60 lbs.	Cover with 1" straw

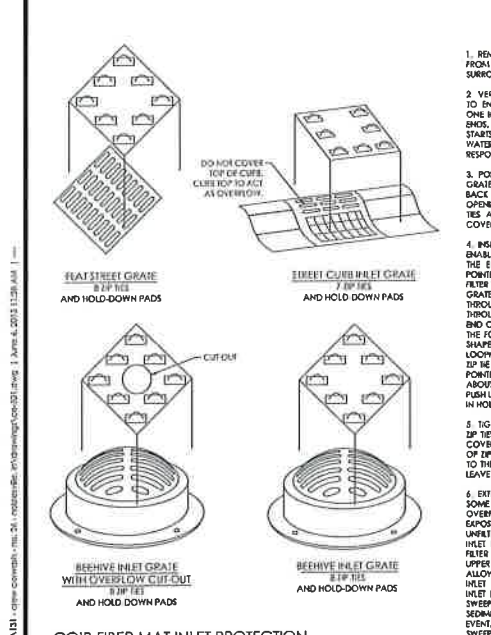
\*\* - Not necessary if a much is applied.



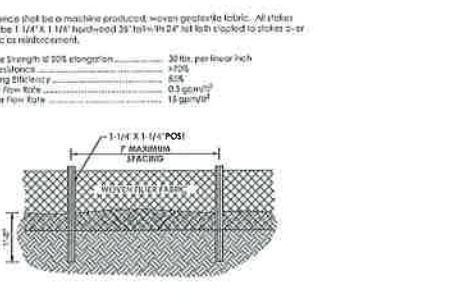
- NOTES:**
1. CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
  2. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP TRUCKS.
  3. THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
  4. AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REPAIRED TO THE SITE AND DISPOSED OF AT AN APPROVED WASTE SITE.
  5. WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEED AND MAINTAINED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE INSPECTOR.
  6. CONTRACTOR SHALL PROVIDE ADDITIONAL WASHOUT STRUCTURES OF LARGER STRUCTURES IF REQUIRED.

**CONCRETE WASHOUT AREA**

NOT TO SCALE



1. REMOVE SEDIMENT, DEBRIS, ICE AND SNOW FROM THE INLET GRATE SURFACE AND SURROUNDING AREA.
2. VERIFY FIT BY PLACING FILTER OVER INLET GRATE TO ENSURE THAT INLET FILTER EXTENDS AT LEAST ONE INCH BEYOND THE FRONT AND BOTH SIDES. THE OVERLAP SLOWS WATER FLOW AND STARTS FILTERING SEDIMENT AND DEBRIS BEFORE WATER DROPS INTO THE INLET. THE USER IS RESPONSIBLE FOR PROPER INSTALLATION.
3. POSITION THE MAT. PLACE INLET FILTER ON GRADE WITH THE NET SIDE DOWN. PUSH TO THE BACK EDGE AND EXTENDING BEYOND THE GRATE OPENING ON THE FRONT AND BOTH SIDES. THE ZIP TIES ATTACH INLET FILTER TO THE STREET GRADE COVER WITHOUT LIFTING THE GRATE COVER.
4. INSERT ZIP TIES. LIFT INLET FILTER SLIGHTLY TO ENABLE YOU TO SEE THE FIRST GRATE BAR FROM THE EDGE OF THE GRATE COVER. PUSH THE POINTED END OF A SCREWDRIVER THROUGH INLET FILTER TO CREATE A HOLE INTO THE SIDE OF THE GRATE BAR. PUSH THE POINTED END OF ZIP TIE THROUGH HOLE IN HOLD-DOWN PAD AND THEN THROUGH THE INLET FILTER. HOLD ABOUT 3" OF THE END OF THE ZIP TIE BACK ON ITSELF AND STEP ON THE TIGHT TO FORM A HOOK SHAPE. THE HOOK SHAPE MAKES IT EASIER TO GRAB THE END AFTER LOOPING UNDER THE GRATE BAR. NOW LOOP THE ZIP TIE UNDER THE GRATE BAR AND PUSH UP THE POINTED END OF IT IN BOTTOM OF INLET FILTER ABOUT 3 INCHES FROM THE INLET FILTER POINT AND PUSH UP AND THROUGH FILTER AND SECOND HOLE IN HOLD-DOWN PAD.
5. TIGHTEN ZIP TIES. AFTER ATTACHING ALL OF THE ZIP TIES, BE SURE INLET FILTER IS COMPLETELY COVERED AND OVERLAP THE GRATE. PULL FREE END OF ZIP TIE HAND TIGHT TO ANCHOR INLET FILTER TO THE GRATE. CUT OFF FREE END OF ZIP TIE TO LEAVE A 1" TAIL.
6. REMOVE FLOW INSTALLATION REQUIREMENTS. SOME MUNICIPALITIES REQUIRE EXPOSED OVERFLOW. CHECK LOCAL REGULATIONS. EXPANDING THE EMERGENCY OVERFLOW ALLOWS UNRESTRICTED FLOW WHEN WATER DEPTH EXCEEDS INLET FILTER HEIGHT. IF NECESSARY, CUT INLET FILTER WITH A KNIFE OR SHEARS TO EXPOSE THE UPPER PORTION OF THE OVERFLOW SECTION. ALLOW THE STANDARD OVERLAP ON ALL SIDES OF INLET FILTER BEFORE CUTTING. MAINTENANCE: INLET FILTER WILL COLLECT A LOT OF SEDIMENT, TWICE TOP AND SIDE OF INLET FILTER TO 30-INCHES SEDIMENT AND DEBRIS AFTER EACH 1/2" RAIN EVENT. IN CASE OF STANDING WATER AT INLET, SWEEP AWAY BUILT-UP DEBRIS ALLOWS WATER TO DRAIN THROUGH INLET FILTER.



- NOTES:**
1. FILTER FABRIC FENCE SHALL BE A MINIMUM OF 36" IN WIDTH.
  2. TIGHTEN ZIP TIES AT JOINTS.

**TEMPORARY SILT FENCE**

NOT TO SCALE

- SOILS LEGEND + DESCRIPTION**
- Map Unit: M - Beolston silt clay loam, 0 to 2 percent slopes
- M - Beolston silt clay loam, 0 to 2 percent slopes  
The poorly drained soil has a seasonal high water table within 0 to 12 inches of the surface. The surface layer is a clay loam. From 12 to 24 inches the soil is a silty clay loam. From 24 to 40 inches the soil is a silty clay loam. From 40 to 60 inches the soil is a silty clay loam. From 60 to 80 inches the soil is a silty clay loam. From 80 to 100 inches the soil is a silty clay loam. From 100 to 120 inches the soil is a silty clay loam. From 120 to 140 inches the soil is a silty clay loam. From 140 to 160 inches the soil is a silty clay loam. From 160 to 180 inches the soil is a silty clay loam. From 180 to 200 inches the soil is a silty clay loam. From 200 to 220 inches the soil is a silty clay loam. From 220 to 240 inches the soil is a silty clay loam. From 240 to 260 inches the soil is a silty clay loam. From 260 to 280 inches the soil is a silty clay loam. From 280 to 300 inches the soil is a silty clay loam.
- MAP UNIT: C/A - Crosby silt loam, 0 to 2 percent slopes
- C/A - Crosby silt loam, 0 to 2 percent slopes  
This is a somewhat poorly drained soil and has a pronounced high water table at 0 to 20 inches. The surface layer is a silty clay loam. From 20 to 40 inches the soil is a silty clay loam. From 40 to 60 inches the soil is a silty clay loam. From 60 to 80 inches the soil is a silty clay loam. From 80 to 100 inches the soil is a silty clay loam. From 100 to 120 inches the soil is a silty clay loam. From 120 to 140 inches the soil is a silty clay loam. From 140 to 160 inches the soil is a silty clay loam. From 160 to 180 inches the soil is a silty clay loam. From 180 to 200 inches the soil is a silty clay loam. From 200 to 220 inches the soil is a silty clay loam. From 220 to 240 inches the soil is a silty clay loam. From 240 to 260 inches the soil is a silty clay loam. From 260 to 280 inches the soil is a silty clay loam. From 280 to 300 inches the soil is a silty clay loam.



REVISION BLOCK

Michael Thompson  
No. 11011309  
Professional Engineer  
Indiana License No. 11011309

DATE: 04/29/2016  
DRAWN BY: WAD  
CHECKED BY: MAT

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CONSTRUCTION PLAN FOR:  
**CREW CARWASH | NO. 36**  
13055 Fisher Drive  
Indianapolis, Indiana 46240

**CREW CARWASH**  
13055 Fisher Drive  
Indianapolis, Indiana 46240

PROJECT NO.: 2016-131  
DATE: 04/29/2016  
SCALE:  
SHEET NAME: STORMWATER POLL. PREVENTION DETAILS  
SHEET NO.: CE-501

