STUDIO M
ARCHITECTURE & PLANNING

ADDENDUM

Addendum No: 001

Bid Package No: 1 – Civil and Sitework

Project: Citywalk on the Nickel Plate

Project No: 22024 Date: March 12, 2024 By: Dan Moriarity

This Addendum is issued in accordance with the provisions of "The General Conditions of the Contract for Construction," Article 1, "Contract Documents" and becomes a part of the Contract Documents as provided therein. This Addendum includes:

Addendum Pages: ADD 001-1 thru ADD 001-2

Specification Sections: 001113 – Advertisement for bids
003113 - Preliminary Schedules
011000 - Summary
0044126 – Bid Form

Drawings: Revised drawings are listed below.

PART ONE – BIDDING AND CONTRACT DOCUMENTS

1.01 List of Drawings Revised

C000 TITLE SHEET.pdf

C100 DEMOLITION PLAN.pdf

C101 WATER MAIN DEMOLITION PLAN.pdf

C200 OVERALL SITE PLAN.pdf

C201 SITE PLAN.pdf

C204 WATER MAIN SITE PLAN.pdf

C400 OVERALL DRAINAGE PLAN.pdf

C401 DRAINAGE PLAN.pdf

C402 DRAINAGE PLAN.pdf

C403 DRAINAGE PLAN.pdf

C500 OVERALL UTILITY PLAN.pdf

C501 UTILITY PLAN.pdf

C502 UTILITY PLAN.pdf

C505 WATER MAIN EXTENSION PLAN AND PROFILE.pdf

C802 SITE DETAILS.pdf

C805 WATER DETAILS.pdf

1.02 List of General changes to the drawings: - All changes are marked by clouds on each sheet

1.02.1 Since the owner has completed demolition of the houses on site, the demolition plan has been revised to show those items and materials that remain to be removed.

1.02.2 The water main routing has been changed to cross Lantern farther north and continue south on the east side of Lantern Road rather than the west.

1.02.3 The drainage near the swimming pool has been adjusted to anticipate the future pool design.

PART TWO – SPECIFICATIONS

1. The link to the drawings and specs is https://distribution.easternengineering.com/View/ViewJobList.aspx?group_id=private_all. This is the "private" side of the Eastern Engineering Plan Room. The password is all lower case "citywalk".
2. The owners have extended the bid date until the 27th of March at 2:00 PM.
3. The current bid set asks for a complete bid for the civil portion of the project. If you wish, you can submit a number for only those categories that for which you have expertise.
4. The owners have also relaxed the date to start construction. Please include in your bid when you can start work if you are selected.

CITY WALK ON THE NICKEL PLATE TRAIL

LANTERN ROAD AND CIRCLE DRIVE
FISHERS, HAMILTON COUNTY, INDIANA 46038
FEBRUARY 23rd, 2024

PROJECT TEAM:

OWNER
CITY WALK DEVELOPMENT LLC
PH: (317) 979-9797
CONTACT: HOSSAM WANAS
EMAIL: wanas@citywalkfishers.com

DEVELOPER
WANAS GROUP LLC
PH: (317) 979-9797
CONTACT: HOSSAM WANAS
EMAIL: wanas@citywalkfishers.com

ARCHITECT
STUDIO M ARCHITECTURE
275 VETERANS WAY
CARMEL, IN 46033
PH: (317) 810-1502
CONTACT: DAN MORIARITY
EMAIL: dmoriarity@studiomarchitecture.net

SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
530 E. OHIO ST., STE. G
INDIANAPOLIS, IN 46204
PH: (317) 655-7777
CONTACT: ANTHONY SYERS
EMAIL: asyers@cecinc.com

CONSTRUCTION MANAGER
CITIBLD, LLC
PH: (317) 979-9797
CONTACT: HOSSAM WANAS
EMAIL: wanas@citywalkfishers.com

CIVIL ENGINEER
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
530 E. OHIO ST., STE. G
INDIANAPOLIS, IN 46204
PH: (317) 655-7777
CONTACT: AARON HURT
EMAIL: ahurt@cecinc.com

LIST OF CONTACTS:

SANITARY SEWER SERVICE
CITY OF FISHERS
1 MUNICIPAL DR.
FISHERS, IN 46038
PHONE:(317)595-3111
JASON TAYLOR

WATER SERVICE
CITIZENS ENERGY GROUP
2150 DR. MARTIN LUTHER KING JR. DR.
INDIANAPOLIS, IN 46200
PHONE:(317)927-4684
RICH NEWELL

BRIGHTHOUSE NETWORKS
3030 ROOSEVELT AVE.
FISHERS, IN 46218
PHONE:(765)632-9077

STREETS AND HIGHWAYS
CITY OF FISHERS
1 MUNICIPAL DR.
FISHERS, IN 46038
PHONE:(317)595-3160

FIRE DEPARTMENT
CITY OF FISHERS
2 MUNICIPAL DRIVE
FISHERS, IN 46038
PHONE:(317)595-3200
STEVE ORUSA

TELEPHONE SERVICE
AT&T
240 N. MERIDIAN ST., ROOM 1791
INDIANAPOLIS, IN 46204
PHONE:(317)265-3050
MATT SPINDLER

ELECTRIC SERVICE
DUKE ENERGY
100 SOUTH MILLCREEK ROAD
NOBLESVILLE, IN 46061
PHONE:(317)776-5352
TIM UMBAUGH

GAS SERVICE
CENTERPOINT ENERGY
BOX 1700
16000 ALLISONVILLE ROAD
NOBLESVILLE, IN 46060-1700
PHONE:(317)776-5534
BRIAN HARGER

CABLE SERVICE
COMCAST
950 E. 10TH ST., SUITE 1600
NOBLESVILLE, IN 46060
PHONE:(765)646-9113
DALE LAMBERT

BENCHMARKS:

UNLESS OTHERWISE NOTED, ELEVATIONS SHOWN HEREON ARE BASED UPON AN OPUS SOLUTION AND ARE ON THE 1988 NORTH AMERICAN VERTICAL DATUM (NAVD88). IT IS MY OPINION THAT THE UNCERTAINTY IN THE ELEVATION OF THE PROJECT BENCHMARK DOES NOT EXCEED 0.10 FOOT.

TBM#1: CUT "X" ON THE NORTH BONNET BOLT OF A HYDRANT LOCATED ON THE SOUTH SIDE OF TECHNOLOGY DRIVE APPROXIMATELY 330 FEET EAST OF THE NICKEL PLATE TRAIL.
ELEV. = 820.56

TBM#2: CUT "X" ON THE NORTH BOLT OF A PEDESTRIAN CROSSING SIGNAL IN THE NORTH QUADRANT OF THE INTERSECTION OF LANTERN ROAD AND THE NICKEL PLATE TRAIL.
ELEV. = 824.88

TBM#3: CUT SQUARE ON THE CONCRETE RIM OF A BEEHIVE STORM INLET LOCATED ON THE WEST SIDE OF LANTERN ROAD ACROSS FROM THE NORTHWEST CORNER OF 12002 LANTERN ROAD.
ELEV. = 811.83

UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. INDIANA 811 ONE-CALL PUBLIC UTILITY LOCATE SERVICE TICKET NUMBERS 2206093294, 2206093523, 2206093581, 2206093662, 2206093677, 2206093702, 2206093728, 2206093742, 2206093759, 2206093775, 2206093800, 2206093817, 2206093828, 2206093839, 2206093851, 2206093909, AND 2206093938 WERE ISSUED FOR THIS SITE.

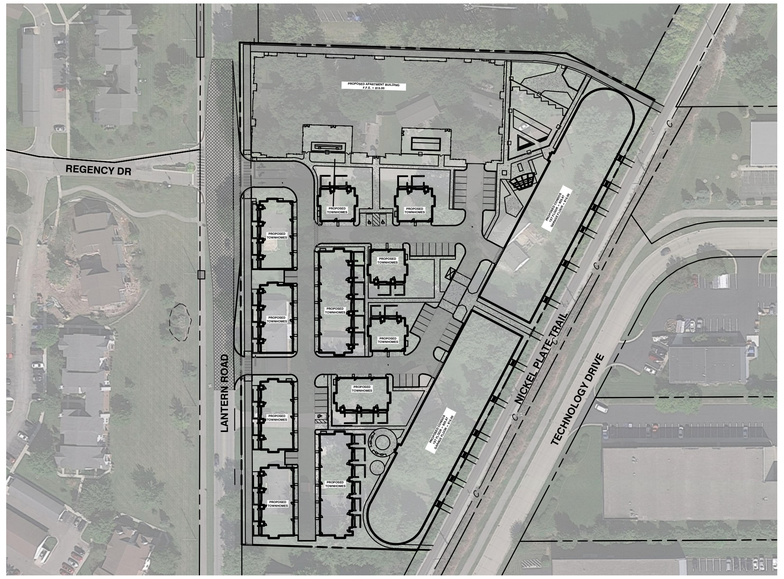
PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, THE CONTRACTOR SHALL EXPOSE AND VERIFY LOCATIONS (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER, AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

FLOOD NOTE:

THE PARCEL DESCRIBED AND SHOWN HEREIN LIES WITHIN ZONE "X" (UN-SHADED) AS SAID PARCEL PLOTS ON MAP NUMBER 18057C0234C (DATED NOVEMBER 19, 2014) OF THE FLOOD INSURANCE RATE MAPS FOR THE UNINCORPORATED AREAS AND THE TOWN OF FISHERS, HAMILTON COUNTY, INDIANA. THE ACCURACY OF THIS FLOOD HAZARD STATEMENT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP.

REFERENCES:

1. BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. SURVEY DATED 08/19/2022, PROJECT NO. 323-947. 1' CONTOUR INTERVAL.
2. AERIAL IMAGERY SHOWN ON PLANS GENERATED FROM GOOGLE EARTH.
3. FISHERS STANDARD CONSTRUCTION DETAILS AMENDED JANUARY 2022. HTTPS://WWW.FISHERS.IN.US/390/DESIGN-STANDARDS-SPECS
4. OFFSITE TOPOGRAPHY AND SURFACE INFORMATION REFERENCED FROM HAMILTON COUNTY GIS DATA PORTAL. HTTPS://GIS1.HAMILTONCOUNTY.IN.GOV/PORTAL/HOME/
5. SEE SHEET C001 FOR GENERAL NOTES AND SHEET SPECIFIC NOTES.
6. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

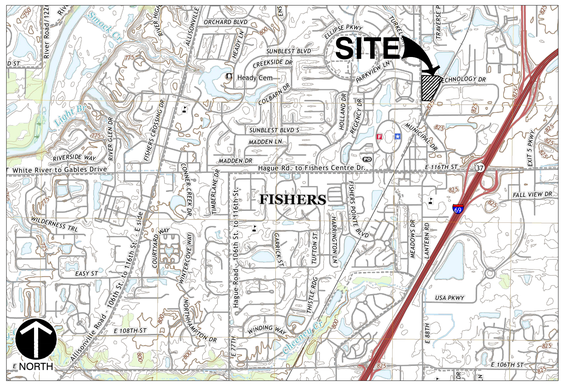


NORTH
SCALE: 1"=100'
SCALE IN FEET
0 100 200

SITE MAP

LEGAL DESCRIPTION

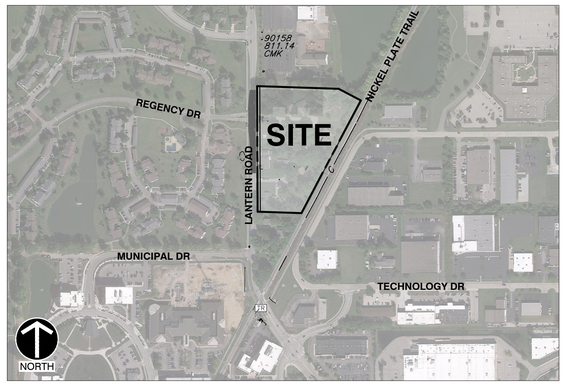
LOTS 1 THROUGH 17 AND THE RIGHT-OF-WAYS OF EAST 121ST STREET AND CIRCLE DRIVE, ALL IN THE PLAT OF CIRCLE HEIGHTS ADDITION, 1ST SECTION AS RECORDED IN PLAT BOOK 2, PAGE 201 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.



NORTH

U.S.G.S. MAP

U.S.G.S. 7.5 MIN. TOPOGRAPHIC MAP,
LEBANON QUADRANGLE, IN DATED: 2019
SCALE: 1"=2000'
SCALE IN FEET
0 2000 4000



NORTH

LOCATION MAP

BASE IMAGE FROM GOOGLE EARTH
ACCESSED JAN. 2022
SCALE: 1"=400'
SCALE IN FEET
0 400 800

DRAWING INDEX

SHEET NO.	SHEET TITLE	DRAWING NO.
	TITLE SHEET	C000
	GENERAL NOTES	C001
	PRIMARY PLAT	PLAT-1
	PRIMARY PLAT	PLAT-2
	BOUNDARY RETRACEMENT SURVEY	SV-1
	TOPOGRAPHIC SURVEY	SV-2
	TOPOGRAPHIC SURVEY	SV-3
	DEMOLITION PLAN	C100
	WATER MAIN DEMOLITION PLAN	C101
	OVERALL SITE PLAN	C200
	SITE PLAN	C201
	SITE PLAN	C202
	SITE PLAN	C203
	WATER MAIN SITE PLAN	C204
	OVERALL GRADING PLAN	C300
	GRADING PLAN	C301
	GRADING PLAN	C302
	GRADING PLAN	C303
	OVERALL DRAINAGE PLAN	C400
	DRAINAGE PLAN	C401
	DRAINAGE PLAN	C402
	DRAINAGE PLAN	C403
	STORM PROFILES	C404
	STORM PROFILES	C406
	STORM PROFILES	C407
	OVERALL UTILITY PLAN	C500
	UTILITY PLAN	C501
	UTILITY PLAN	C502
	UTILITY PLAN	C503
	SANITARY MAIN PROFILES	C504
	WATER MAIN EXTENSION PLAN AND PROFILE	C505
	MAINTENANCE OF TRAFFIC PLAN	C600
	SITE DETAILS	C800
	SITE DETAILS	C801
	SITE DETAILS	C802
	SITE DETAILS	C803
	WATER DETAILS	C804
	WATER DETAILS	C805
	INITIAL CONTROLS STORMWATER POLLUTION PREVENTION PLAN	C900
	TEMPORARY STORMWATER POLLUTION PREVENTION PLAN	C901
	PERMANENT STORMWATER POLLUTION PREVENTION PLAN	C902
	STORMWATER POLLUTION PREVENTION NOTES	C903
	STORMWATER POLLUTION PREVENTION DETAILS	C904
	STORMWATER POLLUTION PREVENTION DETAILS	C905
45	PLANTING PLAN	L100
46	BICYCLE PARKING PLAN	L121
47	PLANTING DETAILS	L600
48	SITE LIGHTING PLAN	LC-1
49-56	APARTMENT BUILDING A - PLANS & ELEVATIONS	A101-A304
57-61	CONDO BUILDING B - PLANS & ELEVATIONS	B-A101-B-A304
62-66	CONDO BUILDING C - PLANS & ELEVATIONS	C-A104-C-A308
67-79	TOWNHOME BUILDINGS - PLANS & ELEVATIONS	TH-A101-THA305
	CITY OF FISHERS STANDARD CONSTRUCTION DETAILS	

CITY OF FISHERS NOTES:

1. THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF FISHERS SPECIFICATIONS AND STANDARD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.
2. DESIGN AND CONSTRUCTION SHALL COMPLY WITH ADA REQUIREMENTS.
3. THE CONTRACTOR SHALL SCHEDULE A SITE PRE-CONSTRUCTION MEETING WITH THE CITY OF FISHERS DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY CONSTRUCTION ON THE SITE BEING STARTED.
4. THE FINAL SITE INSPECTION WILL NOT BE PERFORMED BY THE CITY OF FISHERS DEPARTMENT OF ENGINEERING INSPECTOR UNTIL ALL SITE AND RIGHT-OF-WAY WORK IS COMPLETED.
5. THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF FISHERS SPECIFICATIONS AND STANDARD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.
6. SITE RECORD DRAWINGS ARE REQUIRED TO BE SUBMITTED IN THE FISHERS STANDARD FORMAT PRIOR TO ENGINEERING DEPT. RELEASE OF THE COMPLETED SITE.
7. A CITY OF FISHERS RIGHT-OF-WAY ACTIVITY PERMIT IS REQUIRED FOR UTILITY WORK CROSSING EXISTING PUBLIC RIGHT-OF-WAY.
8. UTILITY WORK WITHIN THE EXISTING PUBLIC RIGHT-OF-WAY OR WITHIN 5' OF EXISTING PUBLIC RIGHT-OF-WAY PAVEMENT REQUIRES REMOVABLE FLOWABLE FILL.
9. ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO PAVEMENT MARKINGS, CURB/STONE SHOULDERS, SIGNAGE, ETC. REPAIRS SHALL COINCIDE WITH THE ADJOINING ROAD.
10. UTILITY CONFLICTS (INCLUDING UTILITY POLES/PEDESTALS) MUST BE COMPLETELY RESOLVED PRIOR TO THE CONSTRUCTION OF ACCELERATION/DECELERATION, PASSING BLISTER LANES AND/OR LEFT TURN LANES. CONSTRUCTION OF THESE LANES INCLUDES BUT IS NOT LIMITED TO EXCAVATION, EMBANKMENT, PAVING, AND SUBGRADE PREPARATION, ETC.

DESIGN DATA - PROJECT NOTES:

1. LOT SIZE: 6.786± Acres
2. TOTAL IMPERVIOUS AREA = 270,512 SF (6.21± ACRES - 92.0%).
3. THE PROJECT SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN. REFER TO FLOOD NOTE & SURVEY.
4. DESIGN SPEED: 30 MPH

Know what's below. Call before you dig.

DRAFT

REVISION RECORD

NO	DATE	DESCRIPTION
1	03/05/24	ADDENDUM #1

Civil & Environmental Consultants, Inc.
530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777
www.cecinc.com

STUDIO M ARCHITECTS
CITYWALK ON THE NICKEL PLATE TRAIL
LANTERN ROAD AND CIRCLE DRIVE
FISHERS, INDIANA 46038

TITLE SHEET

DATE:	FEB. 23, 2024	BEB
DRAWN BY:		KPG
DWG SCALE:	AS NOTED	CHECKED BY:
PROJECT NO:		323-947
APPROVED BY:		DRAFT

DRAWING NO.: C000

A:\323-000\323-947\-CADD\Dwg\C002 Construction Docs\323947-CV02-C000.dwg(C000) LS:(1/1/2024 - Key) - LP: 3/8/2024 1:58 PM

NORTH

ELECTRIC SERVICE TO THE CELL TOWER MUST BE MAINTAINED AT ALL TIMES.

PROPOSED SANITARY MAIN WILL CONNECT TO EXISTING STRUCTURE. INSPECT AND REHABILITATE STRUCTURE AS NEEDED TO FISHERS STANDARDS.

CONTRACTOR TO LOCATE REMOVE ALL EXISTING 15" LEGAL DRAIN WITHIN THE PROJECT SITE BOUNDARY IN ALL DIRECTIONS.

APPROXIMATE ℄ CASTETTER & RANDALL DRAIN PER COUNTY GIS
150' STATUTORY EASEMENT PER IC 36-9-27-33 (TO BE VACATED PER HAMILTON COUNTY STANDARDS)

POWER POLES, GUY WIRES AND OVERHEAD LINES TO BE REMOVED. CONTRACTOR TO COORDINATE REMOVAL WITH APPROPRIATE UTILITY PROVIDERS

CONSTRUCTION FENCING

REMOVE ALL COMPONENTS OF ABANDONED UTILITIES, BRICKS, BLOCKS, TREE ROOTS, AND OTHER CONSTRUCTION MATERIALS UNSUITABLE FOR BACKFILL

7.5' PLATTED DRAINAGE & UTILITY EASEMENT

CONTRACTOR TO LOCATE REMOVE ALL EXISTING 15" LEGAL DRAIN WITHIN THE PROJECT SITE BOUNDARY IN ALL DIRECTIONS.

COORDINATE WITH OWNER AND CENTERPOINT ENERGY TO RETIRE ALL GAS MAINS OR SERVICES REMAINING UNDERGROUND. APPROXIMATE GAS LOCATION PER LOCATE FLAGS

REGENCY DRIVE

LANTERN ROAD (25' HALF PUBLIC RIGHT-OF-WAY)

E. 121ST STREET (50' PUBLIC RIGHT-OF-WAY)

REMOVE ALL COMPONENTS OF ABANDONED UTILITIES, BRICKS, BLOCKS, TREE ROOTS, AND OTHER CONSTRUCTION MATERIALS UNSUITABLE FOR BACKFILL

APPROXIMATE ℄ CASTETTER & RANDALL DRAIN PER COUNTY GIS
150' STATUTORY EASEMENT PER IC 36-9-27-33 (TO BE VACATED PER HAMILTON COUNTY STANDARDS)

NICKEL PLATE TRAIL

CONSTRUCTION FENCING

8" STEEL GAS MAIN (APPROXIMATE LOCATION PER 09/18/23 SITE VISIT)

COORDINATE WITH UTILITY PROVIDER TO RETIRE COMMUNICATIONS EQUIPMENT AND LINES. DISPOSE OF OFF SITE.

REMOVE ALL COMPONENTS OF ABANDONED UTILITIES, BRICKS, BLOCKS, TREE ROOTS, AND OTHER CONSTRUCTION MATERIALS UNSUITABLE FOR BACKFILL

7.5' PLATTED DRAINAGE & UTILITY EASEMENT

REMOVE ALL ABANDONED OVERHEAD LINES. DISPOSE OF OFF SITE.

15' PLATTED DRAINAGE & UTILITY EASEMENT

WEST R/W NICKEL PLATE TRAIL

CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE PER IDEM STANDARDS BETWEEN EXISTING AND PROPOSED CONDITIONS.

EAST R/W LANTERN RD.

CIRCLE DRIVE (60' PUBLIC RIGHT-OF-WAY)

REMOVE ALL COMPONENTS OF ABANDONED UTILITIES, BRICKS, BLOCKS, TREE ROOTS, AND OTHER CONSTRUCTION MATERIALS UNSUITABLE FOR BACKFILL

TECHNOLOGY DRIVE

12" D.I. WATER MAIN (APPROXIMATE LOCATION PROVIDED BY CITIZENS WATER)

CONSTRUCTION FENCING

7.5' PLATTED UTILITY EASEMENT

TWO-STORY HOUSE

SCALE IN FEET
0 40 80

REFERENCES:

1. BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. SURVEY DATED 08/19/2022, PROJECT NO. 323-947. 1' CONTOUR INTERVAL.
2. AERIAL IMAGERY SHOWN ON PLANS GENERATED FROM GOOGLE EARTH.
3. FISHERS STANDARD CONSTRUCTION DETAILS AMENDED JANUARY 2022. HTTPS://WWW.FISHERS.IN.US/390/DESIGN-STANDARDS--SPECS
4. OFFSITE TOPOGRAPHY AND SURFACE INFORMATION REFERENCED FROM HAMILTON COUNTY GIS DATA PORTAL. HTTPS://GIS1.HAMILTONCOUNTY.IN.GOV/PORTAL/HOME/
5. SEE SHEET C001 FOR GENERAL NOTES AND SHEET SPECIFIC NOTES.
6. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

DEMOLITION LEGEND:

- EXISTING ASPHALT TO BE REMOVED
- EXISTING CONCRETE TO BE REMOVED
- EXISTING CONCRETE CURB TO BE REMOVED
- SAWCUT EXISTING PAVEMENT
- EXISTING UTILITY TO BE REMOVED
- EXISTING MISC. ITEM TO BE REMOVED
- EXISTING MISC. ITEM TO BE REMOVED

DEMOLITION ITEMS:

1. FULL-DEPTH SAW-CUT.
2. EXISTING CONCRETE TO BE REMOVED COMPLETE; DISPOSE OF OFF SITE. INCLUDES BASE MATERIAL.
3. REMOVE EXISTING STORM STRUCTURE; DISPOSE OF OFF SITE. PROTECT FROM SEDIMENT PER IDEM STANDARDS.
4. EXISTING ASPHALT TO BE REMOVED COMPLETE; DISPOSE OF OFF SITE.
5. PREVIOUS LOCATION OF EXISTING POOL. VERIFY THAT NO EXISTING REMNANTS REMAIN; DISPOSE OF REMNANTS OFF SITE IF ENCOUNTERED.
6. EXISTING OVERHEAD UTILITY TO BE REMOVED. COORDINATE WITH AFFECTED UTILITY.
7. EXISTING FENCE TO BE REMOVED COMPLETE; DISPOSE OF OFF SITE. INCLUDES ALL BASES, POSTS, GATES, ETC.
8. EXISTING CULVERT TO BE REMOVED COMPLETE; DISPOSE OF OFF SITE.
9. PREVIOUS LOCATION OF EXISTING SANITARY/SEPTIC FEATURE. VERIFY THAT NO REMNANTS REMAIN; DISPOSE OF REMNANTS OFF SITE IF ENCOUNTERED.
10. EXISTING WATER METER, VALVE, ETC. TO BE REMOVED PER CEG STANDARDS; DISPOSE OF OFF SITE.
11. EXISTING GAS METER, VALVE, ETC. TO BE REMOVED; DISPOSE OF OFF SITE. OWNER MUST CALL 1-800-990-1930 TO REQUEST GAS SERVICE BE RETIRED FOR EACH EXISTING ADDRESS.
12. REMOVE EXISTING STORM PIPE; DISPOSE OF OFF SITE.
13. PREVIOUS LOCATION OF EXISTING WATER WELL TO BE FILLED AND ABANDONED IN PLACE PER IDEM STANDARDS. VERIFY IF REMNANTS REMAIN.
14. REMOVE AND RELOCATE EXISTING TRAFFIC SIGNAGE AS NEEDED TO COMPLETE CONSTRUCTION. DISPOSE OF OFF SITE.
15. REMOVE EXISTING SANITARY CLEANOUT AND LATERAL CONNECTION TO MANHOLE. DISPOSE OF OFF SITE.
16. REMOVE EXISTING STORM DRAIN AND PIPING. DISPOSE OF OFF SITE.

Know what's below. Call before you dig.

DRAFT

REVISION RECORD		
NO	DATE	DESCRIPTION
1	03/05/24	ADDENDUM #1

530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777
www.cecinc.com

Civil & Environmental Consultants, Inc.

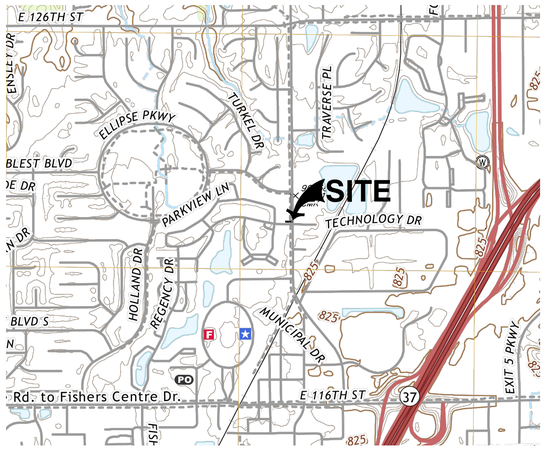
STUDIO M ARCHITECTS
CITYWALK ON THE NICKEL PLATE TRAIL
LANTERN ROAD AND CIRCLE DRIVE
FISHERS, INDIANA 46038

DEMOLITION PLAN

DATE:	FEB. 23, 2024
DWG SCALE:	1" = 40'
PROJECT NO.	323-947
APPROVED BY:	DRAFT
DRAWN BY:	JCB
CHECKED BY:	KPG

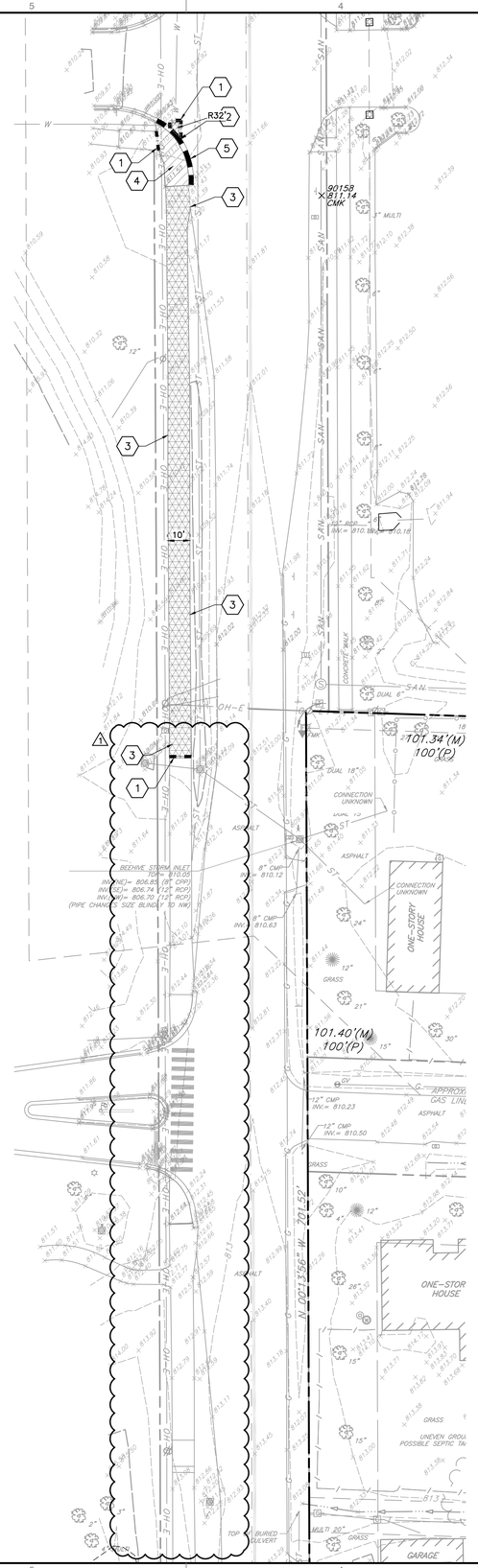
DRAWING NO.:
C100

P:\2023-0001\323-9471-0400\dwg\CIVD Construction Docs\323947-CVD2-C100.dwg(C100) LS:(3/8/2024 - Journey) - LP: 3/8/2024 3:58 PM



SITE LOCATION MAP

SCALE: 1"=1000'



NORTH

SCALE IN FEET

0 30' 60'

DEMOLITION LEGEND:

- ASPHALT PAVEMENT TO BE REMOVED
- CONCRETE TO BE REMOVED
- ASPHALT TRAIL TO BE REMOVED
- LANDSCAPING TO BE REMOVED
- CONCRETE CURB TO BE REMOVED
- SAWCUT EXISTING PAVEMENT
- EXISTING UTILITY TO BE REMOVED
- MISC. ITEM TO BE REMOVED
- TREE PROTECTION
- MISC. ITEM TO BE REMOVED

DEMOLITION ITEMS:

1. FULL DEPTH SAWCUT.
2. EXISTING RIGHT-OF-WAY ASPHALT PAVEMENT & BASE TO BE REMOVED COMPLETE; DISPOSE OF OFF SITE.
3. EXISTING TRAIL ASPHALT & BASE TO BE REMOVED COMPLETE; DISPOSE OF OFF SITE.
4. EXISTING CONCRETE & BASE TO BE REMOVED COMPLETE; DISPOSE OF OFF SITE.
5. EXISTING FLUSH CONCRETE CURB & BASE TO BE REMOVED COMPLETE; DISPOSE OF OFF SITE.

DEMOLITION NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OFF-SITE OF ALL ITEMS SHOWN ON THE DEMOLITION PLAN INCLUDING ITEMS ENCOUNTERED DURING EXCAVATION OF BUILDING FOUNDATIONS AND UTILITY PLACEMENT.
2. PRIOR TO STARTING DEMOLITION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN ALL PERMITS REQUIRED BY LOCAL GOVERNMENTAL AGENCIES.
3. THE CONTRACTOR SHALL COORDINATE WITH THE LOCAL UTILITY COMPANIES FOR THE DISCONNECTION AND REMOVAL OF SERVICES TO EXISTING STRUCTURES.
4. ITEMS SHOWN ON THE DEMOLITION PLAN TO BE SALVAGED SHALL BE TRANSPORTED TO LOCATION SPECIFIED BY THE OWNER OR HIS/HER REPRESENTATIVE.
5. ITEMS OF SALVAGEABLE VALUE TO THE CONTRACTOR MAY BE REMOVED WITH THE OWNER OR HIS/HER REPRESENTATIVE'S PERMISSION. THE CONTRACTOR SHALL NOT STORE THESE ITEMS ON SITE.
6. THE CONTRACTOR MAY NOT USE EXPLOSIVES OR BURN DEBRIS.
7. CONDUCT DEMOLITION OPERATIONS TO ENSURE MINIMAL INTERFERENCE WITH ROADS, SIDEWALKS AND ANY OTHER ADJACENT OCCUPIED FACILITIES.
8. DO NOT CLOSE OR OBSTRUCT ROADS, SIDEWALKS OR ANY OTHER OCCUPIED FACILITIES WITHOUT PERMISSION FROM THE LOCAL AUTHORITY HAVING JURISDICTION AND/ OR PROPERTY OWNERS.
9. THE CONTRACTOR SHALL ENSURE SAFE PASSAGE OF PERSON TRAVERSING THROUGH OR AROUND THE CONSTRUCTION SITE.
10. THE CONTRACTOR SHALL PROTECT FROM DAMAGE, SURROUNDING STRUCTURES, UTILITIES AND OTHER FACILITIES DURING DEMOLITION AND REMOVAL OPERATIONS.
11. BUILDING STRUCTURES INCLUDING FOUNDATIONS OR BASEMENTS SHALL BE REMOVED AND BACKFILLED WITH APPROVED BACKFILL MATERIAL. BACKFILL MATERIAL SHALL BE PLACED IN MAXIMUM EIGHT INCH LIFTS AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT OR A MINIMUM OF 95% OF A STANDARD PROCTOR.
12. UTILITIES SHALL BE REMOVED AND BACKFILLED WITH APPROVED BACKFILL MATERIAL. BACKFILL MATERIAL SHALL BE PLACED IN MAXIMUM EIGHT INCH LIFTS AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT OR A MINIMUM OF 95% OF A STANDARD PROCTOR.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE CONSTRUCTION SITE AND SURROUNDING AREAS ARE FREE OF ACCUMULATED DEBRIS.

REVISION RECORD

NO	DATE	DESCRIPTION
1	03/05/24	ADDENDUM #1

530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777
www.cecinc.com

Civil & Environmental Consultants, Inc.

STUDIO M ARCHITECTS
CITYWALK ON THE NICKEL PLATE TRAIL
LANTERN ROAD AND CIRCLE DRIVE
FISHERS, INDIANA 46038

WATER MAIN DEMOLITION PLAN

DATE:	FEB. 23, 2024
DRAWN BY:	JCB
DWG SCALE:	1" = 30'
CHECKED BY:	KPG
PROJECT NO:	323-947
APPROVED BY:	DRAFT

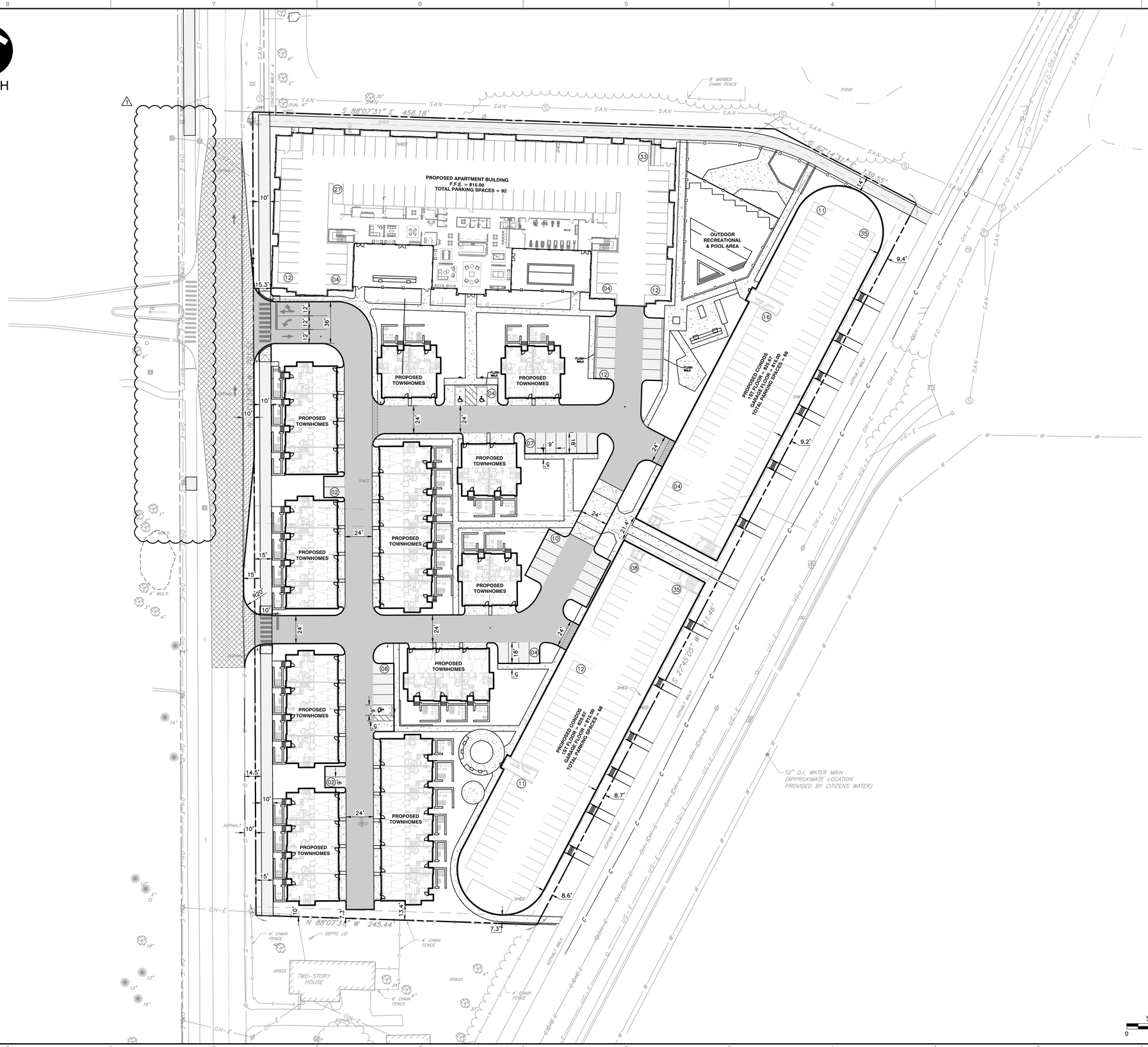
DRAWING NO.:

C101

DRAFT

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

NORTH



REFERENCES:

1. BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. SURVEY DATED 08/19/2022, PROJECT NO. 323-947. 1' CONTOUR INTERVAL.
2. AERIAL IMAGERY SHOWN ON PLANS GENERATED FROM GOOGLE EARTH.
3. FISHERS STANDARD CONSTRUCTION DETAILS AMENDED JANUARY 2022. HTTPS://WWW.FISHERS.IN.US/390/DESIGN-STANDARDS-SPECS
4. OFFSITE TOPOGRAPHY AND SURFACE INFORMATION REFERENCED FROM HAMILTON COUNTY GIS DATA PORTAL. HTTPS://GIS1.HAMILTONCOUNTY.IN.GOV/PORTAL/HOME/
5. SEE SHEET C001 FOR GENERAL NOTES AND SHEET SPECIFIC NOTES.
6. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

SITE DATA:

ZONING DATA: EXISTING ZONING CLASSIFICATION:
DC – DOWNTOWN CORE DISTRICT

ZONING DATA: ADJACENT ZONING CLASSIFICATIONS:

NORTH	R5	– RESIDENTIAL DISTRICT
SOUTH	DC	– DOWNTOWN CORE DISTRICT
EAST	TC	– TECHNOLOGY CENTER DISTRICT
WEST	VC	– VILLAGE CENTER DISTRICT

SITE DATA:

SITE AREA	±6.8 Acres

BUILDING FOOTPRINT DATA:

APARTMENT BUILDING (4-STORIES)	±42,452 SQ.FT.
CONDO BUILDINGS (6-STORIES)	±53,670 SQ.FT.
TOWNHOMES (4-STORIES)	±42,000 SQ.FT.

LOT COVERAGE

TOTAL LOT IMPERVIOUS COVERAGE:	±6.21 Acres (92%)

PARKING DATA:

APARTMENT PARKING GARAGE	92 SPACES
CONDO PARKING GARAGES	132 SPACES
SURFACE PARKING	47 SPACES

SITE LEGEND:

- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED RIGHT-OF-WAY ASPHALT PAVEMENT
- PROPOSED RIGHT-OF-WAY ASPHALT PAVEMENT
- PROPOSED ADA PARKING SYMBOL, PARKING BUMPER, SIGN, DETECTABLE WARNING STRIP

SCALE IN FEET
0 40 80

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

DRAFT

REVISION RECORD

NO	DATE	DESCRIPTION
1	03/05/24	ADDENDUM #1

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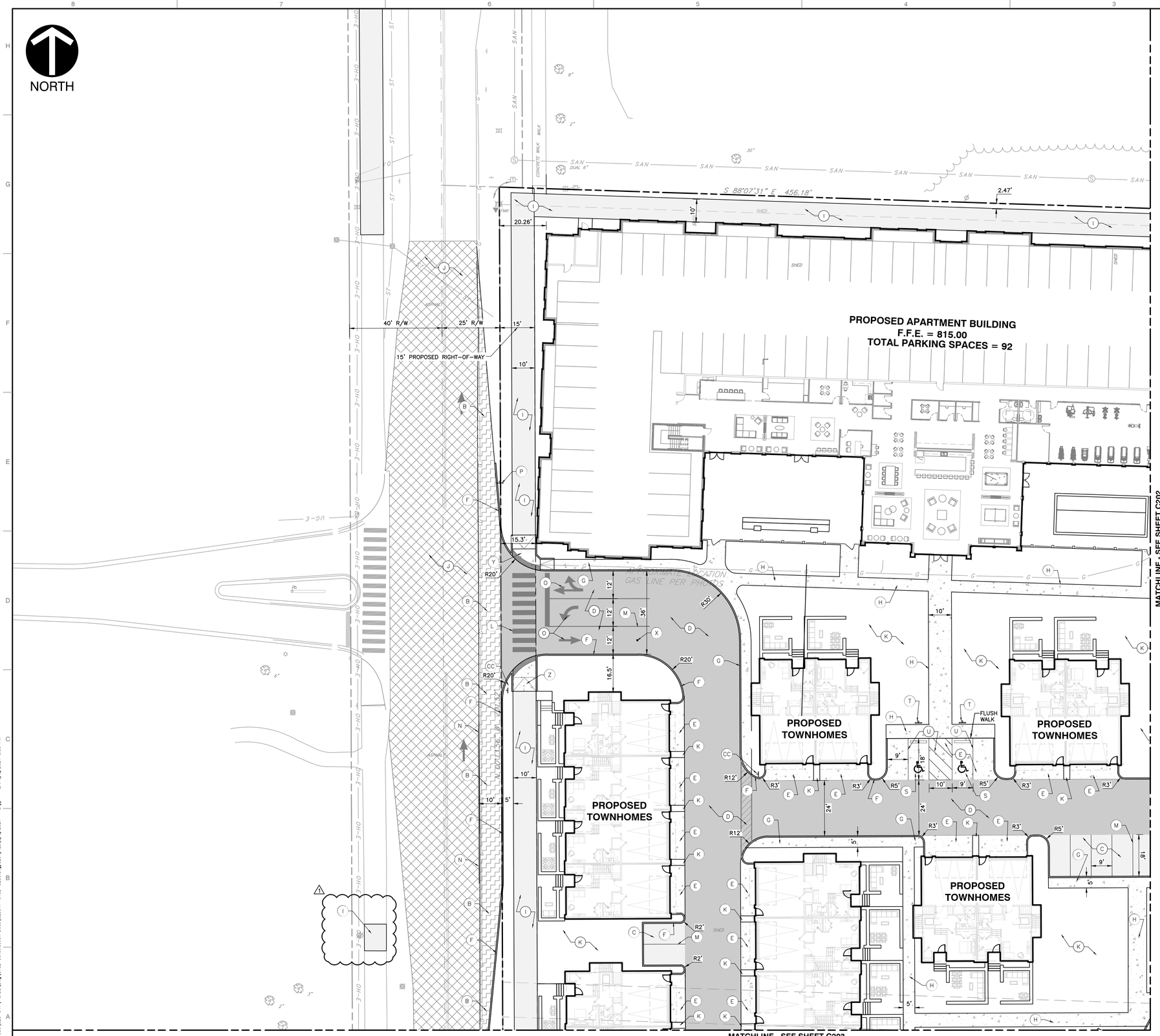
STUDIO M ARCHITECTS
CITYWALK ON THE NICKEL PLATE TRAIL
LANTERN ROAD AND CIRCLE DRIVE
FISHERS, INDIANA 46038

OVERALL SITE PLAN

DATE:	FEB. 23, 2024
DWG SCALE:	1" = 40'
PROJECT NO:	323-947
DRAWN BY:	BEB
CHECKED BY:	KPG
APPROVED BY:	DRAFT

DRAWING NO.:
C200

P:\320-000\323-947\-CAD\Dwg\CIVIL Construction Docs\323947-CIV02-C200.dwg[C200] LS:(3/8/2024 - etv) - LP: 3/8/2024 3:59 PM



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SITE LEGEND:

- PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED RIGHT-OF-WAY ASPHALT PAVEMENT
- PROPOSED RIGHT-OF-WAY ASPHALT PAVEMENT

SITE KEY NOTES:

'FSCD' = FISHERS STANDARD CONSTRUCTION DETAILS

(A) HMA COMMERCIAL DRIVEWAY; SEE DETAIL ON FSCD SHEET 5.
(B) HMA PVMT. FOR COLLECTOR RDWY.; SEE DETAIL ON FSCD SHEET 2.
(C) LIGHT DUTY ASPHALT PVMT.; SEE DETAIL 201 ON SHEET C800.
(D) HEAVY DUTY ASPHALT PAVEMENT; SEE DETAIL ON 202 ON SHEET C800.
(E) CONCRETE PAVEMENT; SEE DETAIL 203 ON SHEET C800.
(F) CONCRETE BARRIER CURB; SEE DETAIL ON FSCD SHEET 4.
(G) CONCRETE SIDEWALK ADJ. TO CURB; SEE DETAIL ON FSCD SHEET 6.
(H) CONCRETE SIDEWALK; SEE DETAIL ON FSCD SHEET 6.
(I) MULTI-USE HMA PATH; SEE DETAIL ON FSCD SHEET 6.
(J) 1-1/2" MILL & RESURFACE OF EXISTING ROADWAY BETWEEN PROPOSED ENTRANCES PER FISHERS STDS.
(K) LAWN / LANDSCAPE AREA. REFER TO PLANTING PLANS.
(L) 24" WIDE "PIANO KEY" THERMOPLASTIC CROSSWALK; COLOR-WHITE
(M) 4" WIDE PAINTED STRIPE; COLOR-WHITE.
(N) 4" WIDE THERMOPLASTIC PAVEMENT MARKING STRIPE; COLOR-WHITE.
(O) DIRECTIONAL ARROW PAVEMENT MARKINGS; SEE DETAIL ON SHEET C800
(P) SPEED LIMIT SIGN, 35 MPH, PER MUTCD STANDARDS
(Q) BUS STOP
(R) FIRE PIT GATHERING AREA
(S) ADA ACCESSIBLE PARKING SPACE; SEE DETAIL ON SHEET C800.
(T) ADA PARKING SIGNAGE; SEE DETAIL ON SHEET C800.
(U) 4" WIDE PAINTED STRIPE; ADA COLOR-BLUE.
(V) RETAINING WALL
(W) CURB TAPER
(X) RAISED PAVEMENT MARKERS FOR HYDRANTS. SEE DETAIL ON FSCD SHEET 28.
(Y) INDOT DEPRESSED CORNER CURB RAMP; SEE DETAIL ON SHEET C801.
(Z) INDOT ONE-WAY DIRECTIONAL PERPENDICULAR CURB RAMP WITH BUFFER; SEE DETAIL ON SHEET C801.
(AA) STOP SIGN;
(BB) STOP BAR:
(CC) STREET SIGN PER FISHERS STANDARDS.

SCALE IN FEET
0 20 40

Know what's below. Call before you dig.

DRAFT

REVISION RECORD			
NO	DATE	DESCRIPTION	
1	03/05/24	ADDENDUM #1	

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530 E. Ohio Street
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Indianapolis, IN 46204
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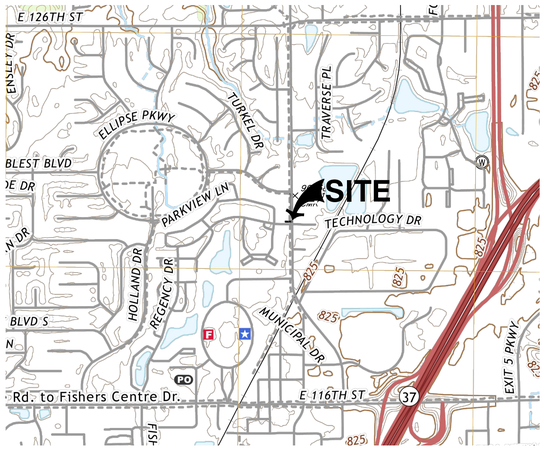
www.cecinc.com

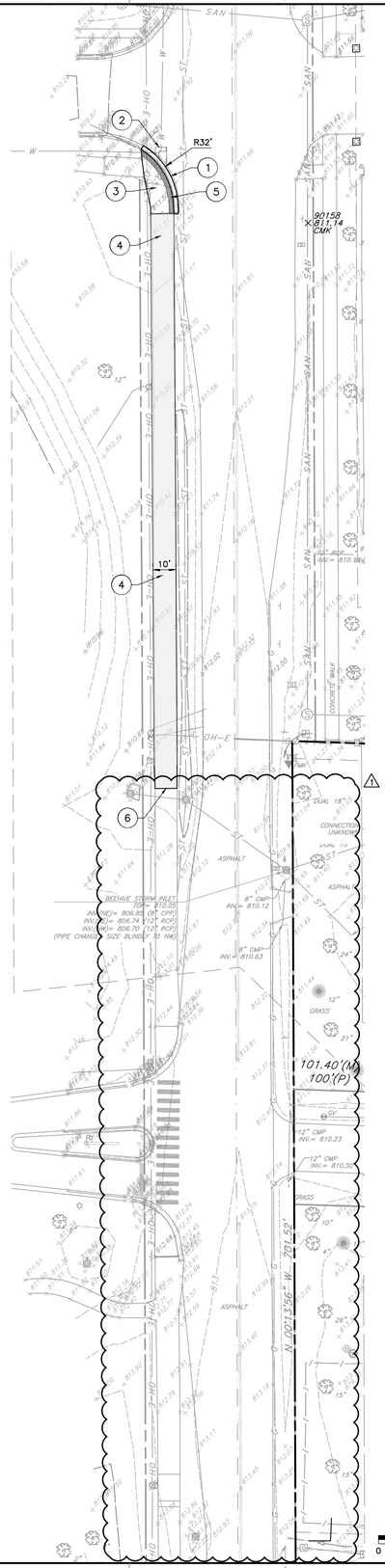
STUDIO M ARCHITECTS
CITYWALK ON THE NICKEL PLATE TRAIL
LANTERN ROAD AND CIRCLE DRIVE
FISHERS, INDIANA 46038

SITE PLAN

DATE:	FEB. 23, 2024
DWG SCALE:	1" = 20'
PROJECT NO.	323-947
DRAWING NO.:	C201
DRAWN BY:	BEB
CHECKED BY:	KPG
APPROVED BY:	DRAFT



SITE LOCATION MAP
SCALE: 1"=1000'



SITE LEGEND:

- PROPOSED ASPHALT PATH
- PROPOSED CONCRETE PAVEMENT
- PROPOSED RIGHT-OF-WAY PAVEMENT
- PROPOSED ADA PARKING SYMBOL, PARKING BUMPER, SIGN, DETECTABLE WARNING STRIP

DEMOLITION ITEMS:

1. FLUSH CONCRETE CURB
2. RIGHT-OF-WAY ASPHALT PAVEMENT. SEE DETAIL ON SHEET C800
3. CONCRETE SIDEWALK. SEE CITY OF FISHERS STANDARD CONSTRUCTION DETAILS SHEET 6.
4. CITY OF FISHERS PERIMETER PATH. SEE CITY OF FISHERS STANDARD CONSTRUCTION DETAILS SHEET 6.
5. DETECTABLE WARNING SURFACE. SEE CITY OF FISHERS STANDARD CONSTRUCTION DETAILS SHEET 6.
6. PROVIDE 10' LONG TAPER TO MATCH EXISTING TRAIL WIDTH. ⚠1

DEMOLITION NOTES:

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13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THE CONSTRUCTION SITE AND SURROUNDING AREAS ARE FREE OF ACCUMULATED DEBRIS.

NORTH
SCALE IN FEET
0 30' 60'

Know what's below. Call before you dig.

DRAFT

REVISION RECORD			
NO	DATE	DESCRIPTION	
1	03/05/24	ADDENDUM #1	

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Suite G
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Civil & Environmental Consultants, Inc.

STUDIO M ARCHITECTS
CITYWALK ON THE NICKEL PLATE TRAIL
LANTERN ROAD AND CIRCLE DRIVE
FISHERS, INDIANA 46038

WATER MAIN SITE PLAN

DATE:	FEB. 23, 2024
DRAWN BY:	JCB
DWG SCALE:	1" = 30'
CHECKED BY:	KPG
PROJECT NO.	323-947
APPROVED BY:	DRAFT

DRAWING NO.:
C204

NORTH

APPROXIMATE ℄ CASTETTER & RANDALL DRAIN PER COUNTY GIS
150' STATUTORY EASEMENT PER IC 36-9-27-33
(TO BE VACATED PER HAMILTON COUNTY STANDARDS)

PIPE TABLE				
PIPE NAME	SIZE (IN)	LENGTH (FT)	SLOPE	MATERIAL
103	12	104	0.61%	RCP
104	36	119	0.30%	RCP
105	36	24	0.30%	RCP
106A	24	17	0.60%	CMP
106B	24	16	0.63%	CMP
108	36	17	0.31%	RCP
109	12	110	0.40%	RCP
110	12	131	0.50%	RCP
111	12	81	0.50%	RCP
188	36	98	0.30%	HP STORM PP
190	36	62	0.30%	HP STORM PP

PIPE TABLE				
PIPE NAME	SIZE (IN)	LENGTH (FT)	SLOPE	MATERIAL
108A	18	36	0.50%	HP STORM PP
192	27	45	0.09%	RCP
202	24	31	0.40%	RCP
203	36	61	0.40%	RCP
204	18	82	0.50%	RCP
205	18	54	0.50%	RCP
207	12	51	0.32%	HDPE
208	12	30	0.32%	HDPE
209	12	63	0.32%	HDPE
210	12	91	0.32%	HDPE
211	24	42	0.40%	HDPE
212	12	69	0.50%	HDPE
213A	18	37	0.50%	HP STORM PP
213	36	43	0.50%	RCP
214	12	46	0.50%	HDPE
215	18	54	0.50%	RCP
216	15	92	0.32%	N12 HDPE
217	12	19	0.76%	HDPE
218	12	25	0.50%	HDPE
219	12	45	0.50%	HDPE
220	12	17	0.50%	HDPE
222	12	29	0.50%	HDPE
226	12	27	0.50%	HDPE
227	12	29	0.50%	HDPE
228	12	32	0.50%	HDPE
230	12	48	0.50%	HDPE
231	12	95	0.50%	HDPE
301	12	113	0.50%	HP STORM PP
302	12	66	0.50%	HDPE
303	12	43	0.50%	HDPE
304	12	37	0.50%	HDPE
305	12	40	0.50%	HDPE
306	12	79	0.50%	HDPE
307	12	43	0.50%	HDPE
401	24	20	0.50%	HP STORM PP
402	24	67	0.40%	RCP
403	24	87	0.40%	RCP
404	24	88	0.40%	RCP
405	24	36	0.50%	RCP
406	24	107	0.50%	RCP
407	24	58	0.50%	RCP
408	12	46	0.50%	RCP
409	12	20	0.50%	HDPE
410	12	35	0.50%	HDPE
411	12	38	0.50%	HDPE
412	12	25	0.50%	HDPE
413	12	32	0.50%	HDPE
414	12	22	0.50%	RCP
415	12	22	0.50%	RCP
416	12	27	0.50%	RCP
417	12	16	0.50%	RCP
418	24	54	0.40%	RCP
419	12	60	0.50%	HDPE
420	12	56	0.50%	HDPE
421	18	53	0.50%	RCP
422	18	84	0.50%	RCP
423	18	57	0.40%	RCP
501	12	53	0.50%	HDPE
502	12	55	0.50%	HDPE
503	12	44	0.50%	HDPE
504	12	36	0.50%	HDPE
505	12	39	0.50%	HDPE
506	12	68	0.50%	HDPE
507	12	50	0.50%	HDPE

REGENCY DRIVE

LANTERN ROAD (25' HALF PUBLIC RIGHT-OF-WAY)

EAST R/W LANTERN RD.

LANTERN ROAD (50' HALF PUBLIC RIGHT-OF-WAY)

PROPOSED APARTMENT BUILDING
F.F.E. = 815.00

92 PARKING SPACES (4 are compact)

Clubhouse/ Tenant Amenity Space

PROPOSED TOWNHOMES

PROPOSED CONDOS 1ST FLOOR = 825.67 GARAGE FLOOR = 815.00

PROPOSED CONDOS 1ST FLOOR = 825.67 GARAGE FLOOR = 815.00

APPROXIMATE ℄ CASTETTER & RANDALL DRAIN PER COUNTY GIS
150' STATUTORY EASEMENT PER IC 36-9-27-33
(TO BE VACATED PER HAMILTON COUNTY STANDARDS)

NICKEL PLATE TRAIL

WEST R/W NICKEL PLATE TRAIL

TECHNOLOGY DRIVE

12" D.I. WATER MAIN (APPROXIMATE LOCATION PROVIDED BY CITIZENS WATER)

8" BARBED CHAIN FENCE

POND

S 88°07'31" E 456.78'

N 88°07'31" W 245.44'

TWO-STORY HOUSE

SEPTIC LID

4" CHAIN FENCE

6" CHAIN FENCE

GRASS

ASPHALT

A RIGHT-OF-WAY ACTIVITY PERMIT IS REQUIRED FOR THE STORM SEWER CROSSING ON LANTERN RD.

PROPOSED DRAINAGE LEGEND:

- PROPOSED DITCH
- PROPOSED STORM SEWER LINE
- PROPOSED ROOF DRAINS
- 815 — PROPOSED INDEX CONTOUR
- 814 — PROPOSED INTERMEDIATE CONTOUR
- UD — PROPOSED UNDERDRAIN
- (400) — PIPE/STRUCTURE CALLOUT
- PROPOSED STORM CURB INLET, INLET, CATCH BASIN
- ×—815.00 — PROPOSED SPOT ELEVATION

STRUCTURE TABLE				
STRUCTURE NAME	RIM E.	INVERT IN	INVERT OUT	DESCRIPTION
102	810.05	103 = 806.80		INLET TYPE 'E'
103	812.32	109 = 807.53	103 = 807.43	4'ø MANHOLE NEENAH R-3405
104	814.79	105 = 807.94	104 = 808.04	4' ø MANHOLE NEENAH R-1772
105	814.46	106B = 808.01 108 = 808.21	106A = 808.21 105 = 808.01	9' ø DIVERSION STRUCTURE
106	814.78	106A = 808.11	106B = 808.11	BMP XC-10
109	813.00	110 = 808.07	109 = 807.97	INLET TYPE 'M'
110	814.17	111 = 808.83	110 = 808.73	INLET TYPE 'F'
111	813.84		111 = 809.23	INLET TYPE 'E'
186	816.74	188 = 807.28	190 = 807.18	5' ø MANHOLE NEENAH R-1772
189	810.30	190 = 807.00		Concrete Flared End Section
191	814.82	104 = 807.68	188 = 807.58	6' ø MANHOLE NEENAH R-1772

STRUCTURE TABLE				
STRUCTURE NAME	RIM E.	INVERT IN	INVERT OUT	DESCRIPTION
501	821.75	502 = 818.03	501 = 817.93	NYLOPLAST 12" DOME
502	821.75	503 = 818.41	502 = 818.31	NYLOPLAST 12" DOME
503	822.75	504 = 818.73	503 = 818.63	NYLOPLAST 12" DOME
504	823.75	505 = 819.01	504 = 818.91	NYLOPLAST 12" DOME
505	822.75	506 = 819.30	505 = 819.20	NYLOPLAST 12" DOME
506	822.75		506 = 819.64	NYLOPLAST 12" DOME
507	821.75	501 = 817.67	507 = 817.57	NYLOPLAST 12" DOME

SCALE IN FEET
0 40 80

REFERENCES:

1. BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. SURVEY DATED 08/19/2022, PROJECT NO. 323-947. 1' CONTOUR INTERVAL.
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STRUCTURE TABLE				
STRUCTURE NAME	RIM E.	INVERT IN	INVERT OUT	DESCRIPTION
108A	810.26		108A = 808.54	ROOF DRAIN
108	814.25	213 = 808.38 108A = 808.36 219 = 810.85 222 = 810.69	108 = 808.26	8'ø MANHOLE NEENAH R-3405
202	814.53	301 = 810.44 211 = 809.26	202 = 809.16	4'ø MANHOLE NEENAH R-3405
203	814.10	204 = 809.04 202 = 809.04	203 = 808.94	4'ø MANHOLE NEENAH R-3405
204	814.04	205 = 809.55	204 = 809.45	4'ø MANHOLE NEENAH R-3405
205	813.98	215 = 809.92	205 = 809.82	4'ø MANHOLE NEENAH R-3405
207	813.75	208 = 809.44	207 = 809.34	NYLOPLAST 15" DOME
208	813.75	209 = 809.64	208 = 809.54	NYLOPLAST 15" DOME
209	814.75	218 = 811.17 210 = 809.94	209 = 809.84	NYLOPLAST 15" DOME
210	812.84		210 = 810.23	INLET TYPE 'M'
211	814.21	212 = 809.67 418 = 809.53	211 = 809.43	5'ø MANHOLE NEENAH R-3287-10V
212	813.75		212 = 810.01	NYLOPLAST 12" DOME
213A	810.60		213A = 808.87	ROOF DRAIN
213	814.44	203 = 808.69 214 = 808.69 213A = 808.69	213 = 808.59	6' ø MANHOLE NEENAH R-3405
214	813.75		214 = 808.92	NYLOPLAST 15" DOME
215	813.98		215 = 810.19	4'ø MANHOLE NEENAH R-3405
216	814.25	207 = 809.18 217 = 810.86	216 = 809.08	NYLOPLAST 15" DOME
217	814.73		217 = 811.01	NYLOPLAST 12" PEDESTRIAN
218	814.68		218 = 811.30	NYLOPLAST 12" PEDESTRIAN
219	814.25	220 = 811.17	219 = 811.07	NYLOPLAST 15" DOME
220	814.25		220 = 811.25	NYLOPLAST 15" DOME
222	814.56	231 = 810.94	222 = 810.84	NYLOPLAST 18" PEDESTRIAN
226	814.75		226 = 811.79	NYLOPLAST 18" PEDESTRIAN
227	814.75	228 = 811.66 226 = 811.66	227 = 811.56	30" NYLOPLAST 18" PEDESTRIAN
228	814.25	230 = 811.92	228 = 811.82	NYLOPLAST 18" PEDESTRIAN
230	815.16		230 = 812.16	NYLOPLAST 18" DOME
231	814.75	227 = 811.42	231 = 811.42	NYLOPLAST 18" PEDESTRIAN
301	820.75	302 = 816.03 307 = 817.00 192 = 813.13	301 = 811.00	5'ø MANHOLE NEENAH R-4342
302	820.75	303 = 816.45	302 = 816.35	NYLOPLAST 12" DOME
303	820.75	304 = 816.77	303 = 816.67	NYLOPLAST 12" DOME
304	820.75	305 = 817.05	304 = 816.95	NYLOPLAST 12" DOME
305	820.75	306 = 817.36	305 = 817.26	NYLOPLAST 12" DOME
306	820.75		306 = 817.75	NYLOPLAST 12" DOME
307	821.75	507 = 817.32	307 = 817.22	NYLOPLAST 12" DOME
401	812.60		401 = 810.32	ROOF DRAIN
402	814.64	403 = 810.22 401 = 810.22 408 = 810.22	402 = 810.12	5'ø MANHOLE NEENAH R-3405
403	815.33	404 = 810.67	403 = 810.57	4'ø MANHOLE R-3287-10V
404	815.25	421 = 811.12 405 = 811.12 423 = 811.12	404 = 811.02	5'ø MANHOLE NEENAH R-3405
405	815.76	406 = 811.40	405 = 811.30	4'ø MANHOLE NEENAH R-3405
406	817.26	407 = 812.04	406 = 811.94	4'ø MANHOLE NEENAH R-3405
407	818.38		407 = 812.33	4'ø MANHOLE NEENAH R-3405
408	814.40	409 = 810.55	408 = 810.45	INLET TYPE 'M'
409	814.25	410 = 810.75	409 = 810.65	NYLOPLAST 15" DOME
410	814.25	414 = 811.04 411 = 811.02	410 = 810.92	30" NYLOPLAST 15" DOME
411	814.77	412 = 811.31	411 = 811.21	NYLOPLAST 18" PEDESTRIAN
412	815.61	413 = 811.54	412 = 811.44	NYLOPLAST 18" PEDESTRIAN
413	817.48		413 = 811.70	NYLOPLAST 18" PEDESTRIAN
414	816.21	415 = 811.24	414 = 811.14	NYLOPLAST 12" PEDESTRIAN
415	816.36	416 = 811.45	415 = 811.35	NYLOPLAST 12" PEDESTRIAN
416	816.46	417 = 811.68	416 = 811.58	NYLOPLAST 12" PEDESTRIAN
417	817.07		417 = 811.76	NYLOPLAST 12" PEDESTRIAN
418	814.22	402 = 809.85 419 = 809.85	418 = 809.75	5'ø MANHOLE NEENAH R-3287-10V
419	815.84	420 = 810.25	419 = 810.15	NYLOPLAST 15" DOME
420	814.98		420 = 810.53	NYLOPLAST 12" PEDESTRIAN
421	814.76	422 = 811.49	421 = 811.39	INLET TYPE 'A'
422	814.64		422 = 811.91	INLET TYPE 'A'
423	814.72		423 = 811.35	INLET TYPE 'M'

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

DRAFT

DRAWING NO.: C400

REVISION RECORD

NO	DATE	DESCRIPTION
1	03/05/24	ADDENDUM #1

530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777
www.cecinc.com

CEC
Civil & Environmental Consultants, Inc.

STUDIO M ARCHITECTS
CITYWALK ON THE NICKEL PLATE TRAIL
LANTERN ROAD AND CIRCLE DRIVE
FISHERS, INDIANA 46038

OVERALL DRAINAGE PLAN

DATE:	FEB. 23, 2024
DWG SCALE:	1" = 40'
PROJECT NO:	323-947
DRAWN BY:	BEB
CHECKED BY:	KPG
APPROVED BY:	DRAFT

P:\320s-005\323-947\--CAD\Dwg\C400 Construction Docs\323947-CVSD-C400.dwg[C400] 15:03/7/2024 - wvy - LP: 3/8/2024 4:09 PM

NORTH

A RIGHT-OF-WAY ACTIVITY PERMIT IS REQUIRED FOR THE STORM SEWER CROSSING ON LANTERN RD.

APPROXIMATE ℄ CASTETTER & RANDALL DRAIN PER COUNTY GIS
150' STATUTORY EASEMENT PER IC 36-9-27-33 (TO BE VACATED PER HAMILTON COUNTY STANDARDS)

REGENCY DRIVE

LANTERN ROAD (25' HALF PUBLIC RIGHT-OF-WAY)

S 88°07'31" E 456.18'

92 PARKING SPACES (4 are compact)

PROPOSED APARTMENT BUILDING
F.F.E. = 815.00

Clubhouse/ Tenant Amenity

PROPOSED TOWNHOMES

PROPOSED TOWNHOMES

PROPOSED TOWNHOMES

PROPOSED TOWNHOMES

102 RIM=810.05

103 RIM=812.32

104 LF 12" RCP @ 0.61%

109 RIM=813.00

110 LF 12" RCP @ 0.40%

131 LF 12" RCP @ 0.50%

210 RIM=812.84

218 RIM=814.68

25 LF 12" HDPE @ 0.50%

217 RIM=814.73

19 LF 12" HDPE @ 0.76%

209 RIM=814.75

91 LF 12" HDPE @ 0.32%

216 RIM=814.25

63 LF 12" HDPE @ 0.32%

51 LF 12" HDPE @ 0.32%

84 LF 15" N12 HDPE

208 RIM=813.75

207 RIM=813.75

214 RIM=813.75

30 LF 12" HDPE @ 0.32%

205 RIM=813.98

204 RIM=814.04

215 RIM=813.98

54 LF 18" RCP @ 0.50%

54 LF 18" RCP @ 0.50%

82 LF 18

422 RIM=814.64

84 LF 18" RCP @ 0.50%

212 RIM=813.75

420 RIM=814.98

419 RIM=815.84

69 LF

56 LF 12"

GAS LINE PER PHOTOS

MATCHLINE - SEE SHEET C402

MATCHLINE - SEE SHEET C403

STRUCTURE TABLE				
STRUCTURE NAME	RIM E.	INVERT IN	INVERT OUT	DESCRIPTION
102	810.05	103 = 806.80		INLET TYPE 'E'
103	812.32	109 = 807.53	103 = 807.43	4'ø MANHOLE NEENAH R-3405
104	814.79	105 = 807.94	104 = 808.04	4' ø MANHOLE NEENAH R-1772
105	814.46	106B = 808.01 108 = 808.21	106A = 808.21 105 = 808.01	9' ø DIVERSION STRUCTURE
106	814.78	106A = 808.11	106B = 808.11	BMP XC-10
109	813.00	110 = 808.07	109 = 807.97	INLET TYPE 'M'
110	814.17	111 = 808.83	110 = 808.73	INLET TYPE 'F'
111	813.84		111 = 809.23	INLET TYPE 'E'
186	816.74	188 = 807.28	190 = 807.18	5' ø MANHOLE NEENAH R-1772
189	810.30	190 = 807.00		Concrete Flared End Section
191	814.82	104 = 807.68	188 = 807.58	6' ø MANHOLE NEENAH R-1772

STRUCTURE TABLE				
STRUCTURE NAME	RIM E.	INVERT IN	INVERT OUT	DESCRIPTION
501	821.75	502 = 818.03	501 = 817.93	NYLOPLAST 12" DOME
502	821.75	503 = 818.41	502 = 818.31	NYLOPLAST 12" DOME
503	822.75	504 = 818.73	503 = 818.63	NYLOPLAST 12" DOME
504	823.75	505 = 819.01	504 = 818.91	NYLOPLAST 12" DOME
505	822.75	506 = 819.30	505 = 819.20	NYLOPLAST 12" DOME
506	822.75		506 = 819.64	NYLOPLAST 12" DOME
507	821.75	501 = 817.67	507 = 817.57	NYLOPLAST 12" DOME

STRUCTURE TABLE				
STRUCTURE NAME	RIM E.	INVERT IN	INVERT OUT	DESCRIPTION
102	810.05	103 = 806.80		INLET TYPE 'E'
103	812.32	109 = 807.53	103 = 807.43	4'ø MANHOLE NEENAH R-3405
104	814.79	105 = 807.94	104 = 808.04	4' ø MANHOLE NEENAH R-1772
105	814.46	106B = 808.01 108 = 808.21	106A = 808.21 105 = 808.01	9' ø DIVERSION STRUCTURE
106	814.78	106A = 808.11	106B = 808.11	BMP XC-10
109	813.00	110 = 808.07	109 = 807.97	INLET TYPE 'M'
110	814.17	111 = 808.83	110 = 808.73	INLET TYPE 'F'
111	813.84		111 = 809.23	INLET TYPE 'E'
186	816.74	188 = 807.28	190 = 807.18	5' ø MANHOLE NEENAH R-1772
189	810.30	190 = 807.00		Concrete Flared End Section
191	814.82	104 = 807.68	188 = 807.58	6' ø MANHOLE NEENAH R-1772

PROPOSED DRAINAGE LEGEND:

- PROPOSED DITCH
- PROPOSED STORM SEWER LINE
- PROPOSED ROOF DRAINS
- 815 — PROPOSED INDEX CONTOUR
- 814 — PROPOSED INTERMEDIATE CONTOUR
- UD — PROPOSED UNDERDRAIN
- (400) — PIPE/STRUCTURE CALLOUT
- PROPOSED STORM CURB INLET, INLET, CATCH BASIN
- 815.00 — PROPOSED SPOT ELEVATION

REFERENCES:

1. BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. SURVEY DATED 08/19/2022, PROJECT NO. 323-947. 1' CONTOUR INTERVAL.
2. AERIAL IMAGERY SHOWN ON PLANS GENERATED FROM GOOGLE EARTH.
3. FISHERS STANDARD CONSTRUCTION DETAILS AMENDED JANUARY 2022. HTTPS://WWW.FISHERS.IN.US/390/DESIGN-STANDARDS--SPECS
4. OFFSITE TOPOGRAPHY AND SURFACE INFORMATION REFERENCED FROM HAMILTON COUNTY GIS DATA PORTAL. HTTPS://GIS1.HAMILTONCOUNTY.IN.GOV/PORTAL/HOME/
5. SEE SHEET C001 FOR GENERAL NOTES AND SHEET SPECIFIC NOTES.
6. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

STRUCTURE TABLE				
STRUCTURE NAME	RIM E.	INVERT IN	INVERT OUT	DESCRIPTION
108A	810.26		108A = 808.54	ROOF DRAIN
108	814.25	213 = 808.38 108A = 808.34 219 = 810.85 222 = 810.69	108 = 808.26	8'ø MANHOLE NEENAH R-3405
202	814.53	301 = 810.44 211 = 809.26	202 = 809.16	4'ø MANHOLE NEENAH R-3405
203	814.10	204 = 809.04 202 = 809.04	203 = 808.94	4'ø MANHOLE NEENAH R-3405
204	814.04	205 = 809.55	204 = 809.45	4'ø MANHOLE NEENAH R-3405
205	813.98	215 = 809.92	205 = 809.82	4'ø MANHOLE NEENAH R-3405
207	813.75	208 = 809.44	207 = 809.34	NYLOPLAST 15" DOME
208	813.75	209 = 809.64	208 = 809.54	NYLOPLAST 15" DOME
209	814.75	218 = 811.17 210 = 809.94	209 = 809.84	NYLOPLAST 15" DOME
210	812.84		210 = 810.23	INLET TYPE 'M'
211	814.21	212 = 809.67 418 = 809.53	211 = 809.43	5'ø MANHOLE NEENAH R-3287-10V
212	813.75		212 = 810.01	NYLOPLAST 12" DOME
213A	810.60		213A = 808.87	ROOF DRAIN
213	814.44	203 = 808.69 214 = 808.59 213A = 808.69	213 = 808.59	6' ø MANHOLE NEENAH R-3405
214	813.75		214 = 808.92	NYLOPLAST 15" DOME
215	813.98		215 = 810.19	4'ø MANHOLE NEENAH R-3405
216	814.25	207 = 809.18 217 = 810.86	216 = 809.08	NYLOPLAST 15" DOME
217	814.73		217 = 811.01	NYLOPLAST 12" PEDESTRIAN
218	814.68		218 = 811.30	NYLOPLAST 12" PEDESTRIAN
219	814.25	220 = 811.17	219 = 811.07	NYLOPLAST 15" DOME
220	814.25		220 = 811.25	NYLOPLAST 15" DOME
222	814.56	231 = 810.94	222 = 810.84	NYLOPLAST 18" PEDESTRIAN
226	814.75		226 = 811.79	NYLOPLAST 18" PEDESTRIAN
227	814.75	228 = 811.66 226 = 811.66	227 = 811.56	30" NYLOPLAST 18" PEDESTRIAN
228	814.25	230 = 811.92	228 = 811.82	NYLOPLAST 18" PEDESTRIAN
230	815.16		230 = 812.16	NYLOPLAST 18" DOME
231	814.75	227 = 811.42	231 = 811.42	NYLOPLAST 18" PEDESTRIAN
301	820.75	302 = 816.03 307 = 817.00 192 = 813.13	301 = 811.00	5'ø MANHOLE NEENAH R-4342
302	820.75	303 = 816.45	302 = 816.35	NYLOPLAST 12" DOME
303	820.75	304 = 816.77	303 = 816.67	NYLOPLAST 12" DOME
304	820.75	305 = 817.05	304 = 816.95	NYLOPLAST 12" DOME
305	820.75	306 = 817.36	305 = 817.26	NYLOPLAST 12" DOME
306	820.75		306 = 817.75	NYLOPLAST 12" DOME
307	821.75	507 = 817.32	307 = 817.22	NYLOPLAST 12" DOME
401	812.60		401 = 810.32	ROOF DRAIN
402	814.64	403 = 810.22 401 = 810.22 408 = 810.22	402 = 810.12	5'ø MANHOLE NEENAH R-3405
403	815.33	404 = 810.67	403 = 810.57	4'ø MANHOLE R-3287-10V
404	815.25	421 = 811.12 405 = 811.12 423 = 811.12	404 = 811.02	5'ø MANHOLE NEENAH R-3405
405	815.76	406 = 811.40	405 = 811.30	4'ø MANHOLE NEENAH R-3405
406	817.26	407 = 812.04	406 = 811.94	4'ø MANHOLE NEENAH R-3405
407	818.38		407 = 812.33	4'ø MANHOLE NEENAH R-3405
408	814.40	409 = 810.55	408 = 810.45	INLET TYPE 'M'
409	814.25	410 = 810.75	409 = 810.65	NYLOPLAST 15" DOME
410	814.25	414 = 811.04 411 = 811.02	410 = 810.92	30" NYLOPLAST 15" DOME
411	814.77	412 = 811.31	411 = 811.21	NYLOPLAST 18" PEDESTRIAN
412	815.61	413 = 811.54	412 = 811.44	NYLOPLAST 18" PEDESTRIAN
413	817.48		413 = 811.70	NYLOPLAST 18" PEDESTRIAN
414	816.21	415 = 811.24	414 = 811.14	NYLOPLAST 12" PEDESTRIAN
415	816.36	416 = 811.45	415 = 811.35	NYLOPLAST 12" PEDESTRIAN
416	816.46	417 = 811.68	416 = 811.58	NYLOPLAST 12" PEDESTRIAN
417	817.07		417 = 811.76	NYLOPLAST 12" PEDESTRIAN
418	814.22	402 = 809.85 419 = 809.85	418 = 809.75	5'ø MANHOLE NEENAH R-3287-10V
419	815.84	420 = 810.25	419 = 810.15	NYLOPLAST 15" DOME
420	814.98		420 = 810.53	NYLOPLAST 12" PEDESTRIAN
421	814.76	422 = 811.49	421 = 811.39	INLET TYPE 'A'
422	814.64		422 = 811.91	INLET TYPE 'A'
423	814.72		423 = 811.35	INLET TYPE 'M'

SCALE IN FEET
0 20 40

Know what's below. Call before you dig.

DRAFT

REVISION RECORD

NO	DATE	DESCRIPTION
1	03/05/24	ADDENDUM #1

530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777
www.cecinc.com

Civil & Environmental Consultants, Inc.

STUDIO M ARCHITECTS
CITYWALK ON THE NICKEL PLATE TRAIL
LANTERN ROAD AND CIRCLE DRIVE
FISHERS, INDIANA 46038

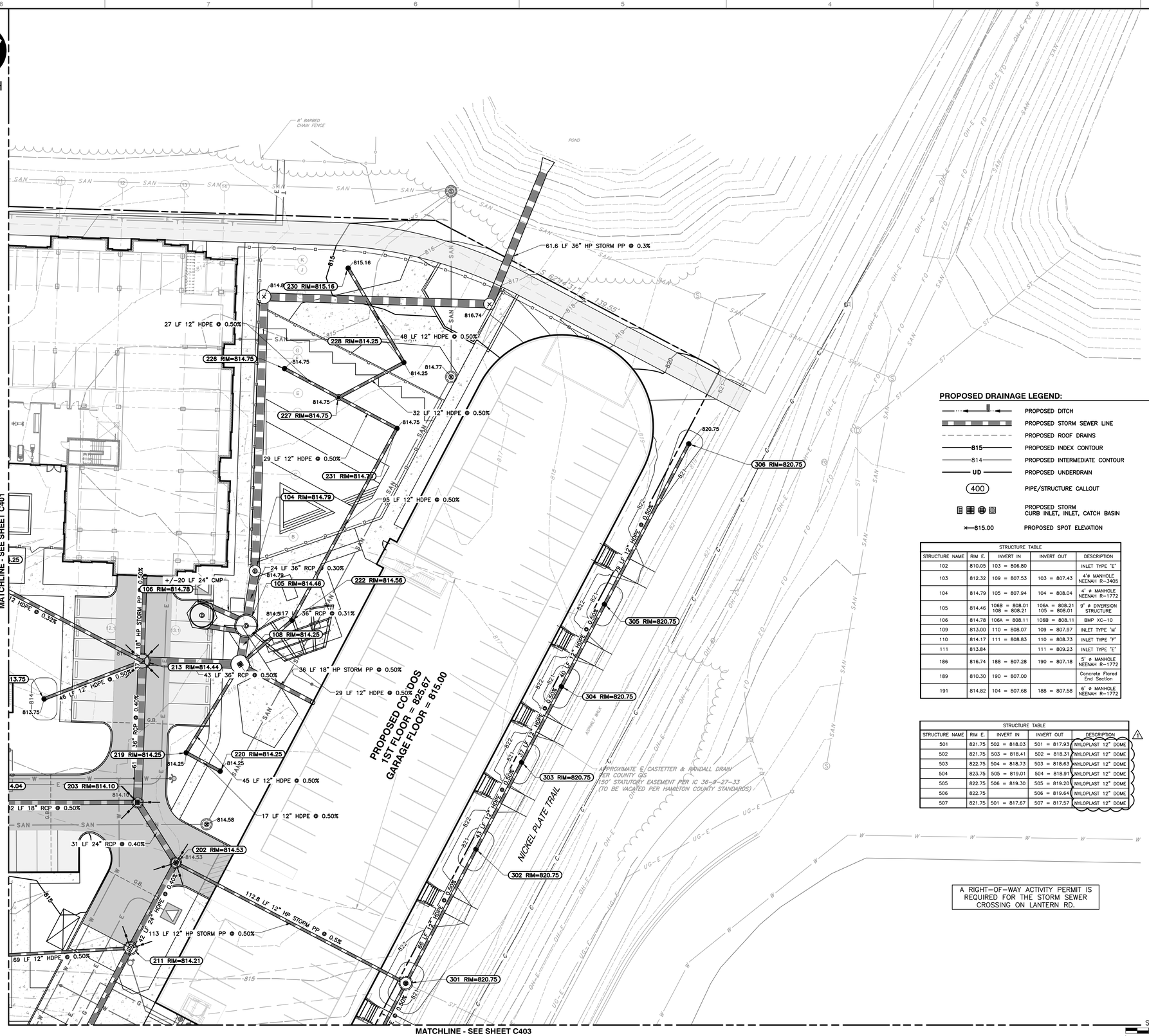
DRAINAGE PLAN

DATE:	FEB. 23, 2024
DWG SCALE:	1" = 20'
PROJECT NO:	323-947
APPROVED BY:	DRAFT
DRAWN BY:	BEB
CHECKED BY:	KPG

DRAWING NO.:
C401

P:\320-099\323-947\-CADD\Dwg\C102 Construction Docs\323947-C102-C400.dwg[C401] LS(3/7/2024 - ey) - LP: 3/8/2024 4:00 PM

NORTH



REFERENCES:

1. BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. SURVEY DATED 08/19/2022, PROJECT NO. 323-947. 1' CONTOUR INTERVAL.
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4. OFFSITE TOPOGRAPHY AND SURFACE INFORMATION REFERENCED FROM HAMILTON COUNTY GIS DATA PORTAL. HTTPS://GIS1.HAMILTONCOUNTY.IN.GOV/PORTAL/HOME/
5. SEE SHEET C001 FOR GENERAL NOTES AND SHEET SPECIFIC NOTES.
6. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

PROPOSED DRAINAGE LEGEND:

- PROPOSED DITCH
- PROPOSED STORM SEWER LINE
- PROPOSED ROOF DRAINS
- 815 — PROPOSED INDEX CONTOUR
- 814 — PROPOSED INTERMEDIATE CONTOUR
- UD — PROPOSED UNDERDRAIN
- (400) — PIPE/STRUCTURE CALLOUT
- PROPOSED STORM CURB INLET, INLET, CATCH BASIN
- ×815.00 — PROPOSED SPOT ELEVATION

STRUCTURE TABLE				
STRUCTURE NAME	RIM E.	INVERT IN	INVERT OUT	DESCRIPTION
102	810.05	103 = 806.80		INLET TYPE 'E'
103	812.32	109 = 807.53	103 = 807.43	4'ø MANHOLE NEENAH R-3405
104	814.79	105 = 807.94	104 = 808.04	4' ø MANHOLE NEENAH R-1772
105	814.46	106B = 808.01 108 = 808.21	106A = 808.21 105 = 808.01	9' ø DIVERSION STRUCTURE
106	814.78	106A = 808.11	106B = 808.11	BMP XC-10
109	813.00	110 = 808.07	109 = 807.97	INLET TYPE 'M'
110	814.17	111 = 808.83	110 = 808.73	INLET TYPE 'E'
111	813.84		111 = 809.23	INLET TYPE 'E'
186	816.74	188 = 807.28	190 = 807.18	5' ø MANHOLE NEENAH R-1772
189	810.30	190 = 807.00		Concrete Flared End Section
191	814.82	104 = 807.68	188 = 807.58	6'. ø MANHOLE NEENAH R-1772

STRUCTURE TABLE				
STRUCTURE NAME	RIM E.	INVERT IN	INVERT OUT	DESCRIPTION
501	821.75	502 = 818.03	501 = 817.93	NYLOPLAST 12" DOME
502	821.75	503 = 818.41	502 = 818.31	NYLOPLAST 12" DOME
503	822.75	504 = 818.73	503 = 818.63	NYLOPLAST 12" DOME
504	823.75	505 = 819.01	504 = 818.91	NYLOPLAST 12" DOME
505	822.75	506 = 819.30	505 = 819.20	NYLOPLAST 12" DOME
506	822.75		506 = 819.64	NYLOPLAST 12" DOME
507	821.75	501 = 817.67	507 = 817.57	NYLOPLAST 12" DOME

A RIGHT-OF-WAY ACTIVITY PERMIT IS REQUIRED FOR THE STORM SEWER CROSSING ON LANTERN RD.

STRUCTURE TABLE				
STRUCTURE NAME	RIM E.	INVERT IN	INVERT OUT	DESCRIPTION
108A	810.26		108A = 808.54	ROOF DRAIN
108	814.25	213 = 808.38 108A = 808.36 219 = 810.85 222 = 810.69	108 = 808.26	8'ø MANHOLE NEENAH R-3405
202	814.53	301 = 810.44 211 = 809.26	202 = 809.16	4'ø MANHOLE NEENAH R-3405
203	814.10	204 = 809.04 202 = 809.04	203 = 808.94	4'ø MANHOLE NEENAH R-3405
204	814.04	205 = 809.55	204 = 809.45	4'ø MANHOLE NEENAH R-3405
205	813.98	215 = 809.92	205 = 809.82	4'ø MANHOLE NEENAH R-3405
207	813.75	208 = 809.44	207 = 809.34	NYLOPLAST 15" DOME
208	813.75	209 = 809.64	208 = 809.54	NYLOPLAST 15" DOME
209	814.75	218 = 811.17 210 = 809.94	209 = 809.84	NYLOPLAST 15" DOME
210	812.84		210 = 810.23	INLET TYPE 'M'
211	814.21	212 = 809.67 418 = 809.53	211 = 809.43	5'ø MANHOLE NEENAH R-3287-10V
212	813.75		212 = 810.01	NYLOPLAST 12" DOME
213A	810.60		213A = 808.87	ROOF DRAIN
213	814.44	203 = 808.69 214 = 808.69 213A = 808.69	213 = 808.59	6'. ø MANHOLE NEENAH R-3405
214	813.75		214 = 808.92	NYLOPLAST 15" DOME
215	813.98		215 = 810.19	4'ø MANHOLE NEENAH R-3405
216	814.25	207 = 809.18 217 = 810.86	216 = 809.08	NYLOPLAST 15" DOME
217	814.73		217 = 811.01	NYLOPLAST 12" PEDESTRIAN
218	814.68		218 = 811.30	NYLOPLAST 12" PEDESTRIAN
219	814.25	220 = 811.17	219 = 811.07	NYLOPLAST 15" DOME
220	814.25		220 = 811.25	NYLOPLAST 15" DOME
222	814.56	231 = 810.94	222 = 810.84	NYLOPLAST 18" PEDESTRIAN
226	814.75		226 = 811.79	NYLOPLAST 18" PEDESTRIAN
227	814.75	228 = 811.66 226 = 811.66	227 = 811.56	30" NYLOPLAST 18" PEDESTRIAN
228	814.25	230 = 811.92	228 = 811.82	NYLOPLAST 18" PEDESTRIAN
230	815.16		230 = 812.16	NYLOPLAST 18" DOME
231	814.75	227 = 811.42	231 = 811.42	NYLOPLAST 18" PEDESTRIAN
301	820.75	302 = 816.03 307 = 817.00 192 = 813.13	301 = 811.00	5'ø MANHOLE NEENAH R-4342
302	820.75	303 = 816.45	302 = 816.35	NYLOPLAST 12" DOME
303	820.75	304 = 816.77	303 = 816.67	NYLOPLAST 12" DOME
304	820.75	305 = 817.05	304 = 816.95	NYLOPLAST 12" DOME
305	820.75	306 = 817.36	305 = 817.26	NYLOPLAST 12" DOME
306	820.75		306 = 817.75	NYLOPLAST 12" DOME
307	821.75	507 = 817.32	307 = 817.22	NYLOPLAST 12" DOME
401	812.60		401 = 810.32	ROOF DRAIN
402	814.64	403 = 810.22 401 = 810.22 408 = 810.22	402 = 810.12	5'ø MANHOLE NEENAH R-3405
403	815.33	404 = 810.67	403 = 810.57	4'ø MANHOLE R-3287-10V
404	815.25	421 = 811.12 405 = 811.12 423 = 811.12	404 = 811.02	5'ø MANHOLE NEENAH R-3405
405	815.76	406 = 811.40	405 = 811.30	4'ø MANHOLE NEENAH R-3405
406	817.26	407 = 812.04	406 = 811.94	4'ø MANHOLE NEENAH R-3405
407	818.38		407 = 812.33	4'ø MANHOLE NEENAH R-3405
408	814.40	409 = 810.55	408 = 810.45	INLET TYPE 'M'
409	814.25	410 = 810.75	409 = 810.65	NYLOPLAST 15" DOME
410	814.25	414 = 811.04 411 = 811.02	410 = 810.92	30" NYLOPLAST 15" DOME
411	814.77	412 = 811.31	411 = 811.21	NYLOPLAST 18" PEDESTRIAN
412	815.61	413 = 811.54	412 = 811.44	NYLOPLAST 18" PEDESTRIAN
413	817.48		413 = 811.70	NYLOPLAST 18" PEDESTRIAN
414	816.21	415 = 811.24	414 = 811.14	NYLOPLAST 12" PEDESTRIAN
415	816.36	416 = 811.45	415 = 811.35	NYLOPLAST 12" PEDESTRIAN
416	816.46	417 = 811.68	416 = 811.58	NYLOPLAST 12" PEDESTRIAN
417	817.07		417 = 811.76	NYLOPLAST 12" PEDESTRIAN
418	814.22	402 = 809.85 419 = 809.85	418 = 809.75	5'ø MANHOLE NEENAH R-3287-10V
419	815.84	420 = 810.25	419 = 810.15	NYLOPLAST 15" DOME
420	814.98		420 = 810.53	NYLOPLAST 12" PEDESTRIAN
421	814.76	422 = 811.49	421 = 811.39	INLET TYPE 'A'
422	814.64		422 = 811.91	INLET TYPE 'A'
423	814.72		423 = 811.35	INLET TYPE 'M'

SCALE IN FEET
0 20 40

Know what's below. Call before you dig.

DRAFT

REVISION RECORD

NO	DATE	DESCRIPTION
1	03/05/24	ADDENDUM #1

530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777
www.cecinc.com

Civil & Environmental Consultants, Inc.

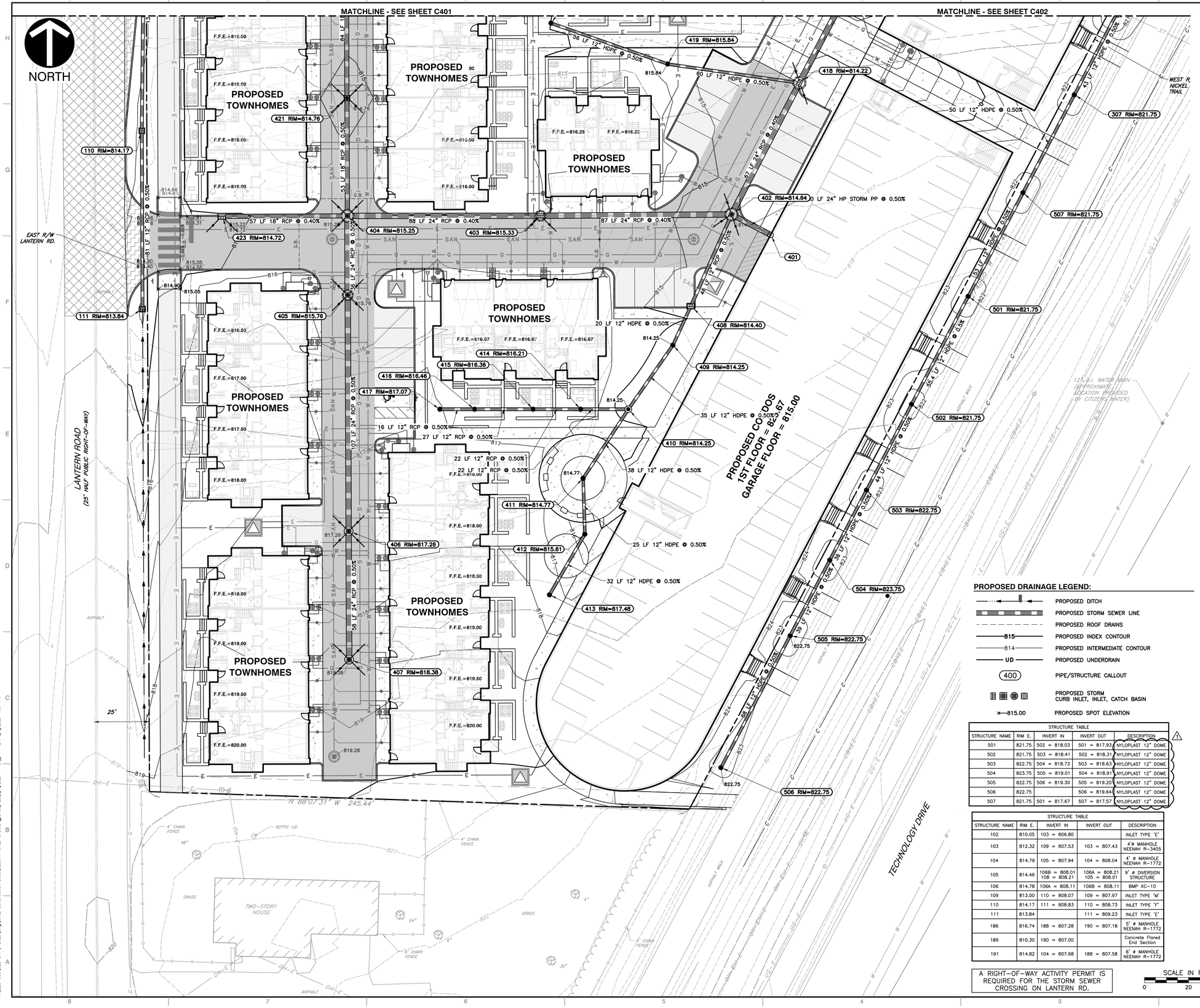
STUDIO M ARCHITECTS
CITYWALK ON THE NICKEL PLATE TRAIL
LANTERN ROAD AND CIRCLE DRIVE
FISHERS, INDIANA 46038

DRAINAGE PLAN

DATE:	FEB. 23, 2024
DWG SCALE:	1" = 20'
PROJECT NO:	323-947
DRAWN BY:	BEB
CHECKED BY:	KPG
APPROVED BY:	DRAFT

DRAWING NO.:
C402

P:\323-947\323-947\~CAD\Dwg\C102 Construction Docs\323947-C102-C405.dwg[C402] 03/07/2024 - wvy - LP: 3/8/2024 4:01 PM



REFERENCES:

1. BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. SURVEY DATED 08/19/2022, PROJECT NO. 323-947. 1' CONTOUR INTERVAL.
2. AERIAL IMAGERY SHOWN ON PLANS GENERATED FROM GOOGLE EARTH.
3. FISHERS STANDARD CONSTRUCTION DETAILS AMENDED JANUARY 2022. HTTPS://WWW.FISHERS.IN.US/390/DESIGN-STANDARDS-SPECS
4. OFFSITE TOPOGRAPHY AND SURFACE INFORMATION REFERENCED FROM HAMILTON COUNTY GIS DATA PORTAL. HTTPS://GIS1.HAMILTONCOUNTY.IN.GOV/PORTAL/HOME/
5. SEE SHEET C001 FOR GENERAL NOTES AND SHEET SPECIFIC NOTES.
6. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.

STRUCTURE TABLE				
STRUCTURE NAME	RIM E.	INVERT IN	INVERT OUT	DESCRIPTION
108A	810.26		108A = 808.54	ROOF DRAIN
108	814.25	213 = 808.38 108A = 808.36 219 = 810.85 222 = 810.69	108 = 808.26	8'ø MANHOLE NEENAH R-3405
202	814.53	301 = 810.44 211 = 809.26	202 = 809.16	4'ø MANHOLE NEENAH R-3405
203	814.10	204 = 809.04 202 = 809.04	203 = 808.94	4'ø MANHOLE NEENAH R-3405
204	814.04	205 = 809.55	204 = 809.45	4'ø MANHOLE NEENAH R-3405
205	813.98	215 = 809.92	205 = 809.82	4'ø MANHOLE NEENAH R-3405
207	813.75	208 = 809.44	207 = 809.34	NYLOPLAST 15" DOME
208	813.75	209 = 809.64	208 = 809.54	NYLOPLAST 15" DOME
209	814.75	218 = 811.17 210 = 809.94	209 = 809.84	NYLOPLAST 15" DOME
210	812.84		210 = 810.23	INLET TYPE 'M'
211	814.21	212 = 809.67 418 = 809.53	211 = 809.43	5'ø MANHOLE NEENAH R-3287-10V
212	813.75		212 = 810.01	NYLOPLAST 12" DOME
213A	810.60		213A = 808.87	ROOF DRAIN
213	814.44	203 = 808.69 214 = 808.69 213A = 808.69	213 = 808.59	6' ø MANHOLE NEENAH R-3405
214	813.75		214 = 808.92	NYLOPLAST 15" DOME
215	813.98		215 = 810.19	4'ø MANHOLE NEENAH R-3405
216	814.25	207 = 809.18 217 = 810.86	216 = 809.08	NYLOPLAST 15" DOME
217	814.73		217 = 811.01	NYLOPLAST 12" PEDESTRIAN
218	814.68		218 = 811.30	NYLOPLAST 12" PEDESTRIAN
219	814.25	220 = 811.17	219 = 811.07	NYLOPLAST 15" DOME
220	814.25		220 = 811.25	NYLOPLAST 15" DOME
222	814.56	231 = 810.94	222 = 810.84	NYLOPLAST 18" PEDESTRIAN
226	814.75		226 = 811.79	NYLOPLAST 18" PEDESTRIAN
227	814.75	228 = 811.66 226 = 811.66	227 = 811.56	30" NYLOPLAST 18" PEDESTRIAN
228	814.25	230 = 811.92	228 = 811.82	NYLOPLAST 18" PEDESTRIAN
230	815.16		230 = 812.16	NYLOPLAST 18" DOME
231	814.75	227 = 811.42	231 = 811.42	NYLOPLAST 18" PEDESTRIAN
301	820.75	302 = 816.03 307 = 817.00 192 = 813.13	301 = 811.00	5'ø MANHOLE NEENAH R-4342
302	820.75	303 = 816.45	302 = 816.35	NYLOPLAST 12" DOME
303	820.75	304 = 816.77	303 = 816.67	NYLOPLAST 12" DOME
304	820.75	305 = 817.05	304 = 816.95	NYLOPLAST 12" DOME
305	820.75	306 = 817.36	305 = 817.26	NYLOPLAST 12" DOME
306	820.75		306 = 817.75	NYLOPLAST 12" DOME
307	821.75	507 = 817.32	307 = 817.22	NYLOPLAST 12" DOME
401	812.60		401 = 810.32	ROOF DRAIN
402	814.64	403 = 810.22 401 = 810.22 408 = 810.22	402 = 810.12	5'ø MANHOLE NEENAH R-3405
403	815.33	404 = 810.67	403 = 810.57	4'ø MANHOLE R-3287-10V
404	815.25	421 = 811.12 405 = 811.12 423 = 811.12	404 = 811.02	5'ø MANHOLE NEENAH R-3405
405	815.76	406 = 811.40	405 = 811.30	4'ø MANHOLE NEENAH R-3405
406	817.26	407 = 812.04	406 = 811.94	4'ø MANHOLE NEENAH R-3405
407	818.38		407 = 812.33	4'ø MANHOLE NEENAH R-3405
408	814.40	409 = 810.55	408 = 810.45	INLET TYPE 'M'
409	814.25	410 = 810.75	409 = 810.65	NYLOPLAST 15" DOME
410	814.25	414 = 811.04 411 = 811.02	410 = 810.92	30" NYLOPLAST 15" DOME
411	814.77	412 = 811.31	411 = 811.21	NYLOPLAST 18" PEDESTRIAN
412	815.61	413 = 811.54	412 = 811.44	NYLOPLAST 18" PEDESTRIAN
413	817.48		413 = 811.70	NYLOPLAST 18" PEDESTRIAN
414	816.21	415 = 811.24	414 = 811.14	NYLOPLAST 12" PEDESTRIAN
415	816.36	416 = 811.45	415 = 811.35	NYLOPLAST 12" PEDESTRIAN
416	816.46	417 = 811.68	416 = 811.58	NYLOPLAST 12" PEDESTRIAN
417	817.07		417 = 811.76	NYLOPLAST 12" PEDESTRIAN
418	814.22	402 = 809.85 419 = 809.85	418 = 809.75	5'ø MANHOLE NEENAH R-3287-10V
419	815.84	420 = 810.25	419 = 810.15	NYLOPLAST 15" DOME
420	814.98		420 = 810.53	NYLOPLAST 12" PEDESTRIAN
421	814.76	422 = 811.49	421 = 811.39	INLET TYPE 'A'
422	814.64		422 = 811.91	INLET TYPE 'A'
423	814.72		423 = 811.35	INLET TYPE 'M'

PROPOSED DRAINAGE LEGEND:

- PROPOSED DITCH
- PROPOSED STORM SEWER LINE
- PROPOSED ROOF DRAINS
- 815 — PROPOSED INDEX CONTOUR
- 814 — PROPOSED INTERMEDIATE CONTOUR
- UD — PROPOSED UNDERDRAIN
- (400) — PIPE/STRUCTURE CALLOUT
- PROPOSED STORM CURB INLET, INLET, CATCH BASIN
- ×815.00 — PROPOSED SPOT ELEVATION

STRUCTURE TABLE				
STRUCTURE NAME	RIM E.	INVERT IN	INVERT OUT	DESCRIPTION
501	821.75	502 = 818.03	501 = 817.93	NYLOPLAST 12" DOME
502	821.75	503 = 818.41	502 = 818.31	NYLOPLAST 12" DOME
503	822.75	504 = 818.73	503 = 818.63	NYLOPLAST 12" DOME
504	823.75	505 = 819.01	504 = 818.91	NYLOPLAST 12" DOME
505	822.75	506 = 819.30	505 = 819.20	NYLOPLAST 12" DOME
506	822.75		506 = 819.64	NYLOPLAST 12" DOME
507	821.75	501 = 817.67	507 = 817.57	NYLOPLAST 12" DOME

STRUCTURE TABLE				
STRUCTURE NAME	RIM E.	INVERT IN	INVERT OUT	DESCRIPTION
102	810.05	103 = 806.80		INLET TYPE 'E'
103	812.32	109 = 807.53	103 = 807.43	4'ø MANHOLE NEENAH R-3405
104	814.79	105 = 807.94	104 = 808.04	4' ø MANHOLE NEENAH R-1772
105	814.46	106B = 808.01 108 = 808.21	106A = 808.21 105 = 808.01	9' ø DIVERSION STRUCTURE
106	814.78	106A = 808.11	106B = 808.11	BMP XC-10
109	813.00	110 = 808.07	109 = 807.97	INLET TYPE 'M'
110	814.17	111 = 808.83	110 = 808.73	INLET TYPE 'I'
111	813.84		111 = 809.23	INLET TYPE 'E'
186	816.74	188 = 807.28	190 = 807.18	5' ø MANHOLE NEENAH R-1772
189	810.30	190 = 807.00		Concrete Flared End Section
191	814.82	104 = 807.68	188 = 807.58	6' ø MANHOLE NEENAH R-1772

A RIGHT-OF-WAY ACTIVITY PERMIT IS REQUIRED FOR THE STORM SEWER CROSSING ON LANTERN RD.

SCALE IN FEET
0 20 40

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DRAFT

REVISION RECORD			
NO	DATE	DESCRIPTION	
1	03/05/24	ADDENDUM #1	

CEC
Civil & Environmental Consultants, Inc.
530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777
www.cecinc.com

STUDIO M ARCHITECTS
CITYWALK ON THE NICKEL PLATE TRAIL
LANTERN ROAD AND CIRCLE DRIVE
FISHERS, INDIANA 46038

DRAINAGE PLAN

DATE:	FEB. 23, 2024
DWG SCALE:	1" = 20'
PROJECT NO.	323-947
DRAWN BY:	BEB
CHECKED BY:	KPG
APPROVED BY:	DRAFT

DRAWING NO.:
C403

NORTH

REFERENCES AND NOTES:

1. BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. SURVEY DATED 08/19/2022, PROJECT NO. 323-947. 1' CONTOUR INTERVAL.
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4. OFFSITE TOPOGRAPHY AND SURFACE INFORMATION REFERENCED FROM HAMILTON COUNTY GIS DATA PORTAL. HTTPS://GIS1.HAMILTONCOUNTY.IN.GOV/PORTAL/HOME/
5. SEE SHEET C001 FOR GENERAL NOTES AND SHEET SPECIFIC NOTES.
6. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
7. ALL WATER MAIN EXTENSION, VALVES, TEES, SERVICE LINES, AND WATER METERS TO BE INSTALLED PER CITIZENS ENERGY GROUP STANDARDS.
8. CONSTRUCTION OF SANITARY SEWER TO BE PER CITY OF FISHERS MOST UP-TO-DATE DETAIL AND SPECIFICATIONS.
9. REFER TO SEWER PROFILE SHEETS FOR ALL UTILITY CROSSING LOCATIONS.
10. REFER TO SHEETS C501, C502, AND C503 FOR ADDITIONAL UTILITY PLAN NOTES.

UTILITY LEGEND:

- PROPOSED STORM SEWER LINE
- SAN — PROPOSED SANITARY LINE
- E — PROPOSED ELECTRIC LINE
- T — PROPOSED TELEPHONE LINE
- FO — PROPOSED FIBER OPTIC LINE
- G — PROPOSED GAS LINE
- W — PROPOSED WATER LINE
- OH-W — PROPOSED OVERHEAD UTILITY LINE
- PROPOSED CONDUIT
- PROPOSED LIGHT POLE
- PROPOSED WALL MOUNTED FDC, HYDRANT, WALL PIV, WATER VALVE, FREE STANDING FDC
- PROPOSED SANITARY MANHOLE, CLEAN OUT
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED 1" DOMESTIC WATER METER PER CITIZENS STANDARDS AND DETAILS
- PROPOSED GAS METER PER CENTERPOINT ENERGY STANDARDS AND DETAILS

SCALE IN FEET
0 40 80

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

DRAFT

REVISION RECORD		
NO	DATE	DESCRIPTION
1	03/05/24	ADDENDUM #1

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Suite G
Indianapolis, IN 46204
Ph: 317.655.7777
www.cecinc.com

Civil & Environmental Consultants, Inc.

STUDIO M ARCHITECTS
CITYWALK ON THE NICKEL PLATE TRAIL
LANTERN ROAD AND CIRCLE DRIVE
FISHERS, INDIANA 46038

OVERALL UTILITY PLAN

DATE:	FEB. 23, 2024
DWG SCALE:	1" = 40'
PROJECT NO:	323-947
DRAWN BY:	BEB
CHECKED BY:	KPG
APPROVED BY:	DRAFT

DRAWING NO.:
C500

NORTH

COMMUNICATIONS CONNECTION FOR COMMUNICATIONS TOWER. COMMUNICATIONS SERVICE TO COMMUNICATIONS TOWER SHALL BE MAINTAINED AT ALL TIMES. BORE SERVICE UNDER LANTERN ROAD.CONTRACTOR TO COORDINATE WITH UTILITY PROVIDER.

PROPOSED 20" WATER MAIN SEE SHEET C505

ROUTE NEW PRIMARY UNDERGROUND ELECTRIC SERVICE FROM POLE TO TOWER. PRIMARY SERVICE TO BE BORED UNDER LANTERN ROAD. SERVICES TO TOWER SHALL BE MAINTAINED AT ALL TIMES. CONTRACTOR SHALL COORDINATE WITH CONNECTED UTILITIES TO ENSURE ALL REQUIRED CONDUITS UNDER LANTERN ROAD ARE PROVIDED.

PROPOSED 20" WATER MAIN SEE SHEET C505

CONTRACTOR SHALL PROVIDE CONDUITS ALONG ROUTE AS NECESSARY FOR MAINTAINED SERVICE TO TOWER. CONTRACTOR TO COORDINATE WITH UTILITIES DURING POLE REMOVAL TO ENSURE CORRECT NUMBER OF CONDUITS.

SANITARY MANHOLE TOP= 817.25 INV.(E)= 803.36 (12" PVC) INV.(N)= 803.21(12" PVC)

S 88°07'31" E 456.18'

CONNECT TO PROPOSED 20" PER CITIZENS STANDARDS AND DETAILS. SEE SHEET C505.

4" DOMESTIC AND 6" FIRE WATER SUPPLY TO BUILDING. METER AND BACKFLOW PREVENTERS INSIDE BUILDING PER CITIZENS STANDARDS

PROPOSED 20" WATER MAIN SEE SHEET C505

PROPOSED APARTMENT BUILDING
F.F.E. = 815.00

6" FIRE DEPT. CONNECTION LINE PER CITIZENS STANDARDS

4'ø MANHOLE RIM=814.83 INV. OUT (8"S)=807.43 507

8" C900 PRIVATE FIRE SERVICE LINE PER CITIZENS STANDARDS AND DETAILS

8" C900 PRIVATE HYDRANT SERVICE LINE PER CITIZENS STANDARDS AND DETAILS

F.F.E.=815.00

PROPOSED TOWNHOMES

F.F.E.=815.50

8" C900 PRIVATE FIRE SERVICE LINE PER CITIZENS STANDARDS AND DETAILS

52 LF 8" PVC @ 0.42%

4'ø MANHOLE RIM=814.82 INV. IN (8"S)=807.21 INV. IN (8"N)=807.21 INV. OUT (8"E)=807.11 504

271 LF

F.F.E.=815.75

PRIMARY ELECTRIC LINE; COORDINATE PER DUKE ENERGY STANDARDS

F.F.E.=816.00

8" STEEL GAS MAIN (APPROXIMATE LOCATION PER 09/18/23 SITE VISIT)

CONNECT GAS SERVICE LINE TO EXISTING 8" STEEL GAS MAIN; COORDINATE WITH APPROPRIATE PROVIDER

PRIMARY ELECTRIC CONNECTION. DUKE ENERGY TO DROP LINE AT POLE AND BORE PRIMARY SERVICE UNDER LANTERN ROAD. CONTRACTOR TO COORDINATE WITH DUKE ENERGY.

CONNECT TO PROPOSED 20" PER CITIZENS STANDARDS AND DETAILS. SEE SHEET C505.

8" C900 PRIVATE FIRE SERVICE LINE PER CITIZENS STANDARDS AND DETAILS

MATCHLINE - SEE SHEET C502

MATCHLINE - SEE SHEET C503

SCALE IN FEET
0 20 40

REFERENCES AND NOTES:

1. BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. SURVEY DATED 08/19/2022, PROJECT NO. 323-947. 1' CONTOUR INTERVAL.
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8. CONSTRUCTION OF SANITARY SEWER TO BE PER CITY OF FISHERS MOST UP-TO-DATE DETAIL AND SPECIFICATIONS.
9. REFER TO SEWER PROFILE SHEETS FOR ALL UTILITY CROSSING LOCATIONS.
10. REFER TO SHEETS C501, C502, AND C503 FOR ADDITIONAL UTILITY PLAN NOTES.

UTILITY LEGEND:

- PROPOSED STORM SEWER LINE
- SAN — PROPOSED SANITARY LINE
- E — PROPOSED ELECTRIC LINE
- T — PROPOSED TELEPHONE LINE
- FO — PROPOSED FIBER OPTIC LINE
- G — PROPOSED GAS LINE
- W — PROPOSED WATER LINE
- OH-W — PROPOSED OVERHEAD UTILITY LINE
- PROPOSED CONDUIT
- PROPOSED LIGHT POLE
- PROPOSED WALL MOUNTED FDC, HYDRANT, WALL PIV, WATER VALVE, FREE STANDING FDC
- PROPOSED SANITARY MANHOLE, CLEAN OUT
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED 1" DOMESTIC WATER METER PER CITIZENS STANDARDS AND DETAILS
- PROPOSED GAS METER PER CENTERPOINT ENERGY STANDARDS AND DETAILS AND DETAILS

UTILITY KEY NOTES:

'FSCD' = FISHERS STANDARD CONSTRUCTION DETAILS

- (A) 6" SDR-35 SANITARY LATERAL @ 1.04% MIN SLOPE. TRACER WIRE REQUIRED ON ALL SANITARY LATERALS PER FSCD SHEET 21. SEE PLAN FOR LENGTH.
- (B) BUILDING CLEANOUT-TYPE 2 PER FSCD SHEET 21
- (C) 6" FIRE DEPARTMENT CONNECTION LINE PER CITIZENS STANDARDS AND DETAILS ⚠1
- (D) 6" PRIVATE FIRE SERVICE LINE PER CITIZENS STANDARDS
- (E) 1" DR9 POLY WATER SERVICE PER CITIZENS STANDARDS. PROVIDE TRACER WIRE PER CEG STANDARDS. 8.19.; PROVIDE 8"X6"X1" TEE AND VALVE AT INTERNAL WATER MAIN CONNECTION
- (F) 8"X8"X6" TEE AND GATE VALVE
- (G) 8"X8"X8" TEE
- (H) PROPOSED PRIVATE FIRE HYDRANT WITH GATE VALVE PER CITIZENS STANDARDS AND DETAILS
- (I) 8"X8"X8"X8" FITTING
- (J) POST INDICATOR VALVE (P.I.V.) PER CITIZENS STANDARDS AND DETAILS
- (K) FIRE DEPARTMENT CONNECTION (F.D.C.) PER CITIZENS STANDARDS AND DETAILS
- (L) GAS SERVICE LINE; COORDINATE WITH CENTERPOINT ENERGY
- (M) ELECTRIC TRANSFORMER PER DUKE ENERGY. CONTRACTOR TO PROVIDE PAD PER DUKE STANDARD DETAILS.
- (N) SECONDARY ELECTRIC SERVICE TO METER; COORDINATE WITH DUKE ENERGY
- (O) STUB AND BLOW-OFF END OF PRIVATE C900 FIRE LINE PER CITIZENS STANDARDS AND DETAILS
- (P) 6"X6"X4" TEE AND GATE VALVE
- (Q) 8" LONG BEND ⚠1

REVISION RECORD

NO	DATE	DESCRIPTION
1	03/05/24	ADDENDUM #1

530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777
www.cecinc.com

CEC, Inc.
Civil & Environmental Consultants, Inc.

STUDIO M ARCHITECTS
CITYWALK ON THE NICKEL PLATE TRAIL
LANTERN ROAD AND CIRCLE DRIVE
FISHERS, INDIANA 46038

UTILITY PLAN

DRAWN BY:	BEB
CHECKED BY:	KPG
PROJECT NO.:	323-947
APPROVED BY:	DRAFT
DATE:	FEB. 23, 2024
DWG SCALE:	1" = 20'

DRAWING NO.: C501

DRAFT

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

P:\2023\323-947\-04\01\dwg\CIVIL Construction Docs\323947-CIVIL-C500.dwg(C501) LS(3/8/2024 - any) - LA 3/8/2024 4:01 PM

NORTH

SANITARY MANHOLE
TOR= 813.02
INV.(E)= 803.74 (12" PVC)
INV.(W)= 803.68 (12" PVC)

CONTRACTOR SHALL PROVIDE CONDUITS ALONG ROUTE AS NECESSARY FOR MAINTAINED SERVICE TO TOWER. CONTRACTOR TO COORDINATE WITH UTILITIES DURING POLE REMOVE TO ENSURE CORRECT NUMBER OF CONDUITS.

8' BARBED CHAIN FENCE

SANITARY MANHOLE
TOR= 815.44
INV.(SW)= 809.87 (6" PVC)
INV.(E)= 804.34 (12" PVC)
INV.(W)= 804.26 (12" PVC)

POND

SANITARY MANHOLE
TOR= 819.69
INV.(E)= 804.61 (12" PVC)
INV.(W)= 804.61 (12" PVC)

501 4'ø MANHOLE
RIM=814.99
INV. IN (8"S)=804.50
INV. IN (6"SW)=809.87
INV. IN (12"SE)=804.34
INV. OUT (12"W)=804.26

271 LF 8" PVC @ 0.42%

S 82°41'31" E 139.55'

502 4'ø MANHOLE
RIM=814.77
INV. IN (8"SW)=804.94
INV. OUT (8"N)=804.84

SANITARY MANHOLE
TOR= 821.85
INV.(N)= 805.25 (10" PVC)
INV.(S)= 805.20 (8" PVC)
INV.(W)= 805.00 (12" PVC)

MATCHLINE - SEE SHEET C501

PROPOSED CONDOS
1ST FLOOR = 825.67
GARAGE FLOOR = 815.00

NICKEL PLATE TRAIL

ASPHALT WALK

8" C900 PRIVATE FIRE SERVICE LINE PER CITIZENS STANDARDS AND DETAILS

8" C900 PRIVATE HYDRANT SERVICE LINE PER CITIZENS STANDARDS AND DETAILS

271 LF 8" PVC @ 0.42%

503 4'ø MANHOLE
RIM=814.58
INV. IN (8"W)=805.97
INV. OUT (8"NE)=805.87

8" C900 PRIVATE FIRE SERVICE LINE PER CITIZENS STANDARDS AND DETAILS

4" DOMESTIC AND 6" FIRE WATER SUPPLY TO BUILDING. METER AND BACKFLOW PREVENTERS INSIDE BUILDING PER CITIZENS STANDARDS

MATCHLINE - SEE SHEET C503

SCALE IN FEET
0 20 40

REFERENCES AND NOTES:

1. BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. SURVEY DATED 08/19/2022, PROJECT NO. 323-947. 1' CONTOUR INTERVAL.
2. AERIAL IMAGERY SHOWN ON PLANS GENERATED FROM GOOGLE EARTH.
3. FISHERS STANDARD CONSTRUCTION DETAILS AMENDED JANUARY 2022. HTTPS://WWW.FISHERS.IN.US/390/DESIGN-STANDARDS--SPECS
4. OFFSITE TOPOGRAPHY AND SURFACE INFORMATION REFERENCED FROM HAMILTON COUNTY GIS DATA PORTAL. HTTPS://GIS1.HAMILTONCOUNTY.IN.GOV/PORTAL/HOME/
5. SEE SHEET C001 FOR GENERAL NOTES AND SHEET SPECIFIC NOTES.
6. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
7. ALL WATER MAIN EXTENSION, VALVES, TEES, SERVICE LINES, AND WATER METERS TO BE INSTALLED PER CITIZENS ENERGY GROUP STANDARDS.
8. CONSTRUCTION OF SANITARY SEWER TO BE PER CITY OF FISHERS MOST UP-TO-DATE DETAIL AND SPECIFICATIONS.
9. REFER TO SEWER PROFILE SHEETS FOR ALL UTILITY CROSSING LOCATIONS.
10. REFER TO SHEETS C501, C502, AND C503 FOR ADDITIONAL UTILITY PLAN NOTES.

UTILITY LEGEND:

- PROPOSED STORM SEWER LINE
- SAN — PROPOSED SANITARY LINE
- E — PROPOSED ELECTRIC LINE
- T — PROPOSED TELEPHONE LINE
- FO — PROPOSED FIBER OPTIC LINE
- G — PROPOSED GAS LINE
- W — PROPOSED WATER LINE
- OH-W — PROPOSED OVERHEAD UTILITY LINE
- PROPOSED CONDUIT
- PROPOSED LIGHT POLE
- PROPOSED WALL MOUNTED FDC, HYDRANT, WALL PIV, WATER VALVE, FREE STANDING FDC
- PROPOSED SANITARY MANHOLE, CLEAN OUT
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED 1" DOMESTIC WATER METER PER CITIZENS STANDARDS AND DETAILS
- PROPOSED GAS METER PER CENTERPOINT ENERGY STANDARDS AND DETAILS

UTILITY KEY NOTES:

'FSCD' = FISHERS STANDARD CONSTRUCTION DETAILS

(A) 6" SDR-35 SANITARY LATERAL @ 1.04% MIN SLOPE. TRACER WIRE REQUIRED ON ALL SANITARY LATERALS PER FSCD SHEET 21. SEE PLAN FOR LENGTH.

(B) BUILDING CLEANOUT-TYPE 2 PER FSCD SHEET 21

(C) 6" FIRE DEPARTMENT CONNECTION LINE PER CITIZENS STANDARDS AND DETAILS (1)

(D) 6" PRIVATE FIRE SERVICE LINE PER CITIZENS STANDARDS

(E) 1" DR9 POLY WATER SERVICE PER CITIZENS STANDARDS. PROVIDE TRACER WIRE PER CEG STANDARDS. 8.19.; PROVIDE 8"X8"X1" TEE AND VALVE AT INTERNAL WATER MAIN CONNECTION

(F) 8"X8"X6" TEE AND GATE VALVE

(G) 8"X8"X8" TEE

(H) PROPOSED PRIVATE FIRE HYDRANT WITH GATE VALVE PER CITIZENS STANDARDS AND DETAILS

(I) 8"X8"X8"X8" FITTING

(J) POST INDICATOR VALVE (P.I.V.) PER CITIZENS STANDARDS AND DETAILS

(K) FIRE DEPARTMENT CONNECTION (F.D.C.) PER CITIZENS STANDARDS AND DETAILS

(L) GAS SERVICE LINE; COORDINATE WITH CENTERPOINT ENERGY

(M) ELECTRIC TRANSFORMER PER DUKE ENERGY. CONTRACTOR TO PROVIDE PAD PER DUKE STANDARD DETAILS.

(N) SECONDARY ELECTRIC SERVICE TO METER; COORDINATE WITH DUKE ENERGY

(O) STUB AND BLOW-OFF END OF PRIVATE C900 FIRE LINE PER CITIZENS STANDARDS AND DETAILS

(P) 6"X6"X4" TEE AND GATE VALVE

(Q) 8" LONG BEND (1)

DRAFT

Know what's below. Call before you dig.

REVISION RECORD

NO	DATE	DESCRIPTION
1	03/05/24	ADDENDUM #1

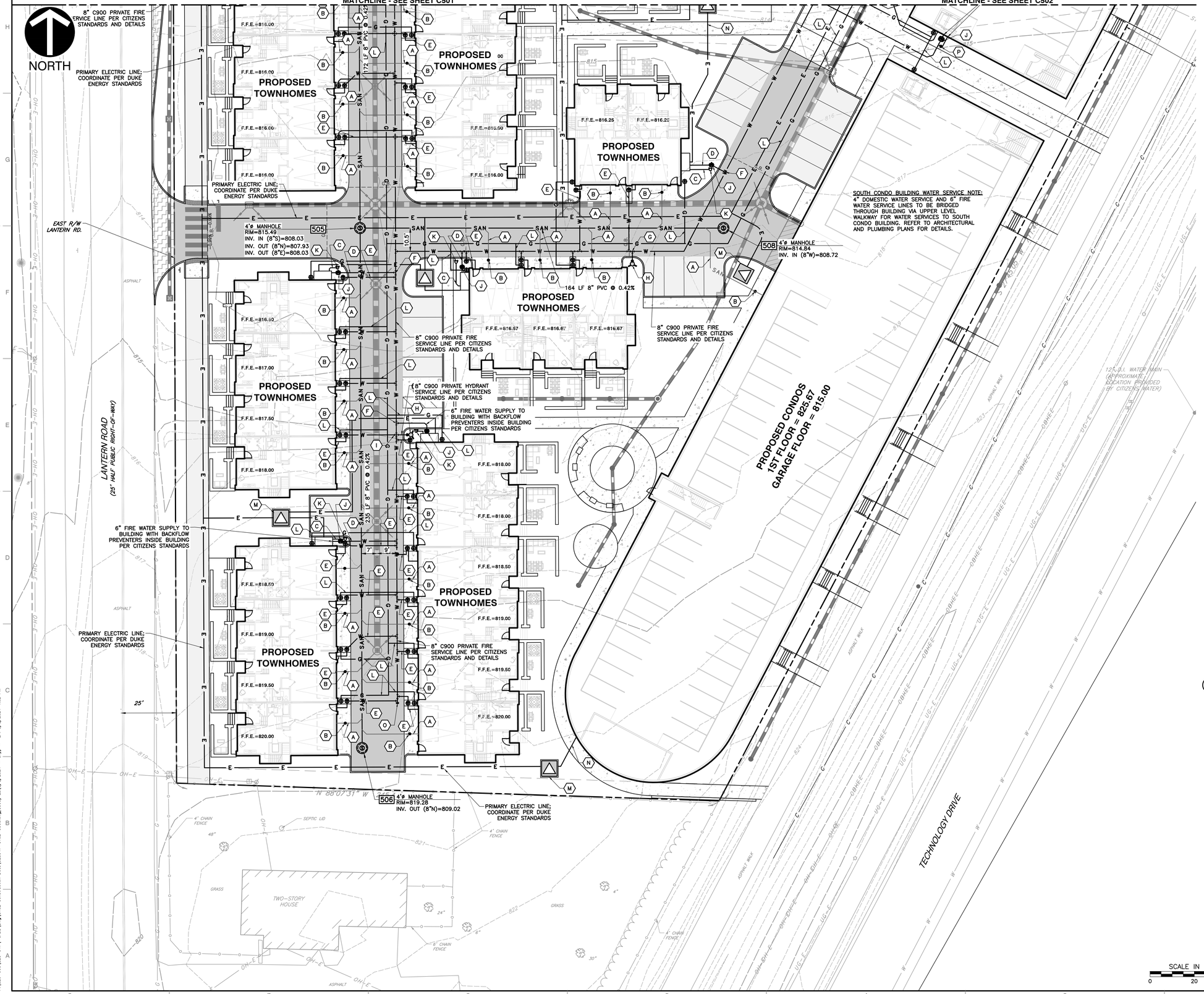
Civil & Environmental Consultants, Inc.
530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777
www.cecinc.com

STUDIO M ARCHITECTS
CITYWALK ON THE NICKEL PLATE TRAIL
LANTERN ROAD AND CIRCLE DRIVE
FISHERS, INDIANA 46038

UTILITY PLAN

DATE:	FEB. 23, 2024
DWG SCALE:	1" = 20'
PROJECT NO.	323-947
APPROVED BY:	DRAFT
DRAWN BY:	BEB
CHECKED BY:	KPG

DRAWING NO.:
C502



REFERENCES AND NOTES:

1. BOUNDARY RETRACEMENT AND TOPOGRAPHIC SURVEY PROVIDED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC. SURVEY DATED 08/19/2022, PROJECT NO. 323-947. 1' CONTOUR INTERVAL.
2. AERIAL IMAGERY SHOWN ON PLANS GENERATED FROM GOOGLE EARTH.
3. FISHERS STANDARD CONSTRUCTION DETAILS AMENDED JANUARY 2022. HTTPS://WWW.FISHERS.IN.US/390/DESIGN-STANDARDS--SPECS
4. OFFSITE TOPOGRAPHY AND SURFACE INFORMATION REFERENCED FROM HAMILTON COUNTY GIS DATA PORTAL. HTTPS://GIS1.HAMILTONCOUNTY.IN.GOV/PORTAL/HOME/
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6. CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION. IT IS NOT THE ENGINEER'S INTENT THAT ANY SINGLE PLAN SHEET IN THE SET OF DOCUMENTS FULLY DEPICT ALL WORK ASSOCIATED WITH THE PROJECT.
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9. REFER TO SEWER PROFILE SHEETS FOR ALL UTILITY CROSSING LOCATIONS.
10. REFER TO SHEETS C501, C502, AND C503 FOR ADDITIONAL UTILITY PLAN NOTES.

UTILITY LEGEND:

- PROPOSED STORM SEWER LINE
- SAN — PROPOSED SANITARY LINE
- E — PROPOSED ELECTRIC LINE
- T — PROPOSED TELEPHONE LINE
- FO — PROPOSED FIBER OPTIC LINE
- G — PROPOSED GAS LINE
- W — PROPOSED WATER LINE
- OH-W — PROPOSED OVERHEAD UTILITY LINE
- PROPOSED CONDUIT
- PROPOSED LIGHT POLE
- PROPOSED WALL MOUNTED FDC, HYDRANT, WALL PIV, WATER VALVE, FREE STANDING FDC
- PROPOSED SANITARY MANHOLE, CLEAN OUT
- PROPOSED ELECTRIC TRANSFORMER
- PROPOSED 1" DOMESTIC WATER METER PER CITIZENS STANDARDS AND DETAILS
- PROPOSED GAS METER PER CENTERPOINT ENERGY STANDARDS AND DETAILS

UTILITY KEY NOTES:

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- (A) 6" SDR-35 SANITARY LATERAL @ 1.04% MIN SLOPE, TRACER WIRE REQUIRED ON ALL SANITARY LATERALS PER FSCD SHEET 21. SEE PLAN FOR LENGTH.
- (B) BUILDING CLEANOUT-TYPE 2 PER FSCD SHEET 21
- (C) 6" FIRE DEPARTMENT CONNECTION LINE PER CITIZENS STANDARDS AND DETAILS (1)
- (D) 6" PRIVATE FIRE SERVICE LINE PER CITIZENS STANDARDS
- (E) 1" DR9 POLY WATER SERVICE PER CITIZENS STANDARDS. PROVIDE TRACER WIRE PER CEG STANDARDS. 8.19.; PROVIDE 8"X8"X1" TEE AND VALVE AT INTERNAL WATER MAIN CONNECTION
- (F) 8"X8"X6" TEE AND GATE VALVE
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- (H) PROPOSED PRIVATE FIRE HYDRANT WITH GATE VALVE PER CITIZENS STANDARDS AND DETAILS
- (I) 8"X8"X8"X8" FITTING
- (J) POST INDICATOR VALVE (P.I.V.) PER CITIZENS STANDARDS AND DETAILS
- (K) FIRE DEPARTMENT CONNECTION (F.D.C.) PER CITIZENS STANDARDS AND DETAILS
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- (M) ELECTRIC TRANSFORMER PER DUKE ENERGY. CONTRACTOR TO PROVIDE PAD PER DUKE STANDARD DETAILS.
- (N) SECONDARY ELECTRIC SERVICE TO METER; COORDINATE WITH DUKE ENERGY
- (O) STUB AND BLOW-OFF END OF PRIVATE C900 FIRE LINE PER CITIZENS STANDARDS AND DETAILS
- (P) 6"X6"X4" TEE AND GATE VALVE
- (Q) 8" LONG BEND (1)

SCALE IN FEET
0 20 40

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

DRAFT

REVISION RECORD		
NO	DATE	DESCRIPTION
1	03/05/24	ADDENDUM #1

Civil & Environmental Consultants, Inc.
530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777
www.cecinc.com

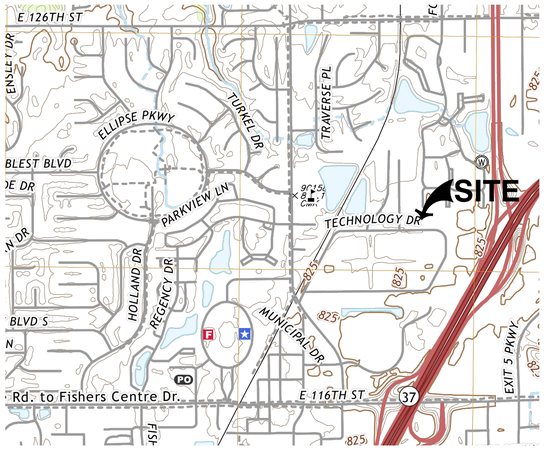
STUDIO M ARCHITECTS
CITYWALK ON THE NICKEL PLATE TRAIL
LANTERN ROAD AND CIRCLE DRIVE
FISHERS, INDIANA 46038

UTILITY PLAN

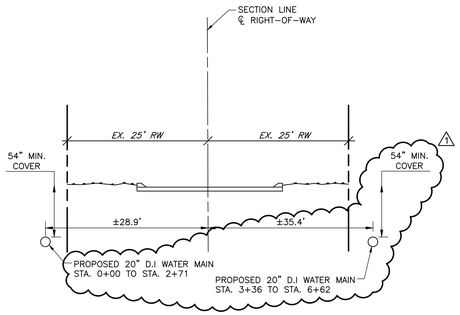
DATE:	FEB. 23, 2024
DWG SCALE:	1" = 20'
PROJECT NO:	323-947
APPROVED BY:	DRAFT
DRAWN BY:	BEB
CHECKED BY:	KPG

DRAWING NO.:
C503

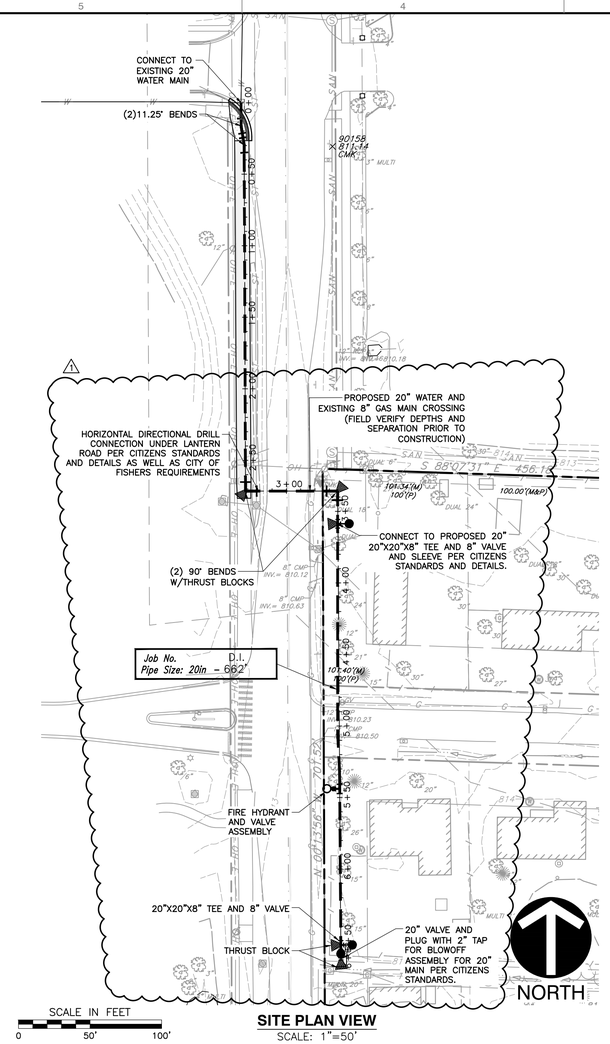
P:\323-000\323-4471-CA01\Dwg\C102 Construction Docs\323947-C102-C503.dwg[C503] LS(3/8/2024 - etp) - LP: 3/8/2024 4:02 PM



SITE LOCATION MAP
SCALE: 1"=1000'



Street Detail
(No Scale)
Lantern Rd.



SITE PLAN VIEW
SCALE: 1"=50'

Legend

- Existing Water Main
- Proposed Water Main
- Telephone Pole
- Gas Pole
- Inlet
- Tree
- GAS VALVE
- Parcel Id
- Adapter
- Bend
- Kicker Block
- Cross
- Hydrant
- Hydrant with Hydrant Valve
- Flush Hydrant
- Butterfly Valve
- Valve
- Blowoff Assembly
- Air Relief Valve
- Plug
- Reducer
- T.J. Tee
- M.J. Sleeve
- Casing Pipe
- GAS — Gas Lines
- UT — Telephone Lines
- UE — Electric Lines

UTILITY NOTES:

1. ALL PROPOSED UTILITY LINES AND EXTENSIONS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE UTILITY AGENCY / DISTRICT / MUNICIPALITY / COMPANY REQUIREMENTS. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS, IF APPLICABLE, WITH THE APPROPRIATE AGENCY.
2. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION AND REQUEST FIELD VERIFICATION OF UTILITY LOCATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RELOCATE EXISTING UTILITIES CONFLICTING WITH IMPROVEMENTS SHOWN HEREON IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE REQUIRED PERMITS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL AND A MINIMUM OF 18 INCHES VERTICAL SEPARATION BETWEEN SANITARY SEWER OR STORM SEWER AND WATER SUPPLY PIPING, UNLESS OTHERWISE INDICATED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE SEQUENCING OF CONSTRUCTION FOR ALL UTILITY LINES SO THAT WATER LINES, GAS LINES, AND UNDERGROUND ELECTRIC DO NOT CONFLICT WITH SANITARY SEWERS OR STORM SEWERS. INSTALL UTILITIES PRIOR TO PAVEMENT CONSTRUCTION.
6. ALL UTILITY TRENCH EXCAVATION SPOILS SHALL BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE INDICATED AND, IF REQUIRED, SHALL BE REMOVED BY THE CONTRACTOR AND DISPOSED OF OFFSITE AT NO ADDITIONAL COST TO THE OWNER IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND PERMIT REQUIREMENTS.
7. ADJUST ALL EXISTING UTILITY SURFACE FEATURES INCLUDING BUT NOT LIMITED TO CASTINGS, VALVE BOXES, PEDESTALS, CLEANOUTS, ETC. TO MATCH PROPOSED FINISHED GRADES, UNLESS OTHERWISE INDICATED.

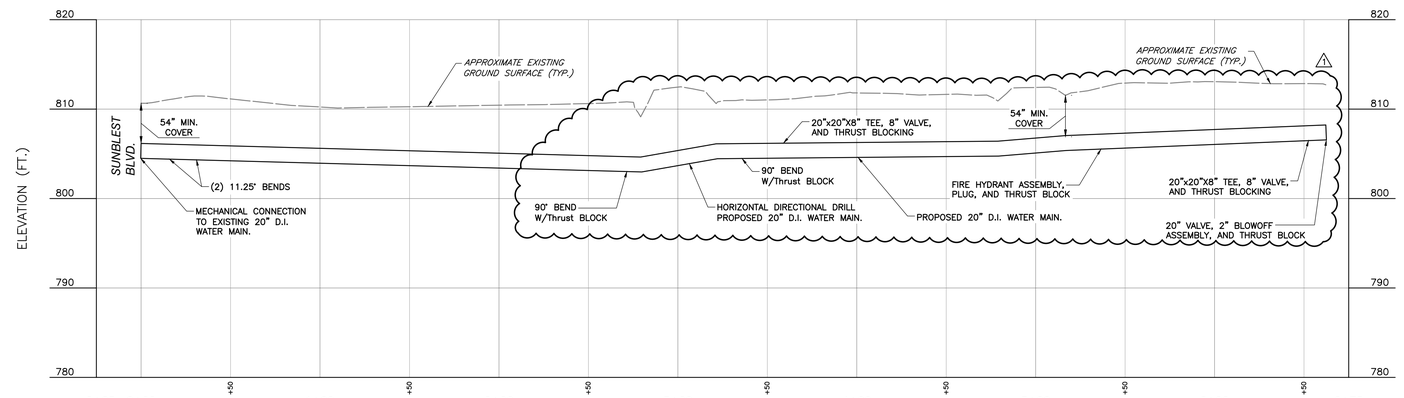
CITIZENS WATER NOTES:

1. SEE CITIZENS ENERGY GROUP WATER STANDARDS MANUAL LATEST VERSION.
2. MINIMUM COVER OVER TOP OF ALL WATER MAINS TO BE 54" FROM FINISH GRADE.
3. VALVES ARE TO BE PLACED IN GRASS.
4. WATER MAIN MUST MAINTAIN A MINIMUM OF 10' OF HORIZONTAL AND 18" OF VERTICAL SEPARATION WITH SEWER MAIN.
5. STANDARD PRACTICE OF INSTALLATION OF RESTRAINTS MUST BE FOLLOWED DURING CONSTRUCTION OF WATER MAIN. COORDINATE WITH CEG INSPECTOR WITH ANY QUESTIONS.

CITIZENS WATER
PROJECT LEGEND

PROJECT NAME: CITYWALK
PROJECT NUMBER:

JOB NO.	STREET NAME	PIPE SIZE	PIPE TYPE	TOTAL
			TOTAL	
# OF	SERVICE LINE	SIZE	TYPE	



20-INCH DUCTILE IRON WATER MAIN EXTENSION PROFILE
SCALE H:1"=40'; V:1"=8'

SCALE IN FEET (HORIZONTAL)
0 40' 80'

SCALE IN FEET (VERTICAL)
0 8' 16'

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

DRAFT

REVISION RECORD

NO	DATE	DESCRIPTION
1	03/06/24	ADDENDUM #1

530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777
www.cecinc.com

Civil & Environmental Consultants, Inc.

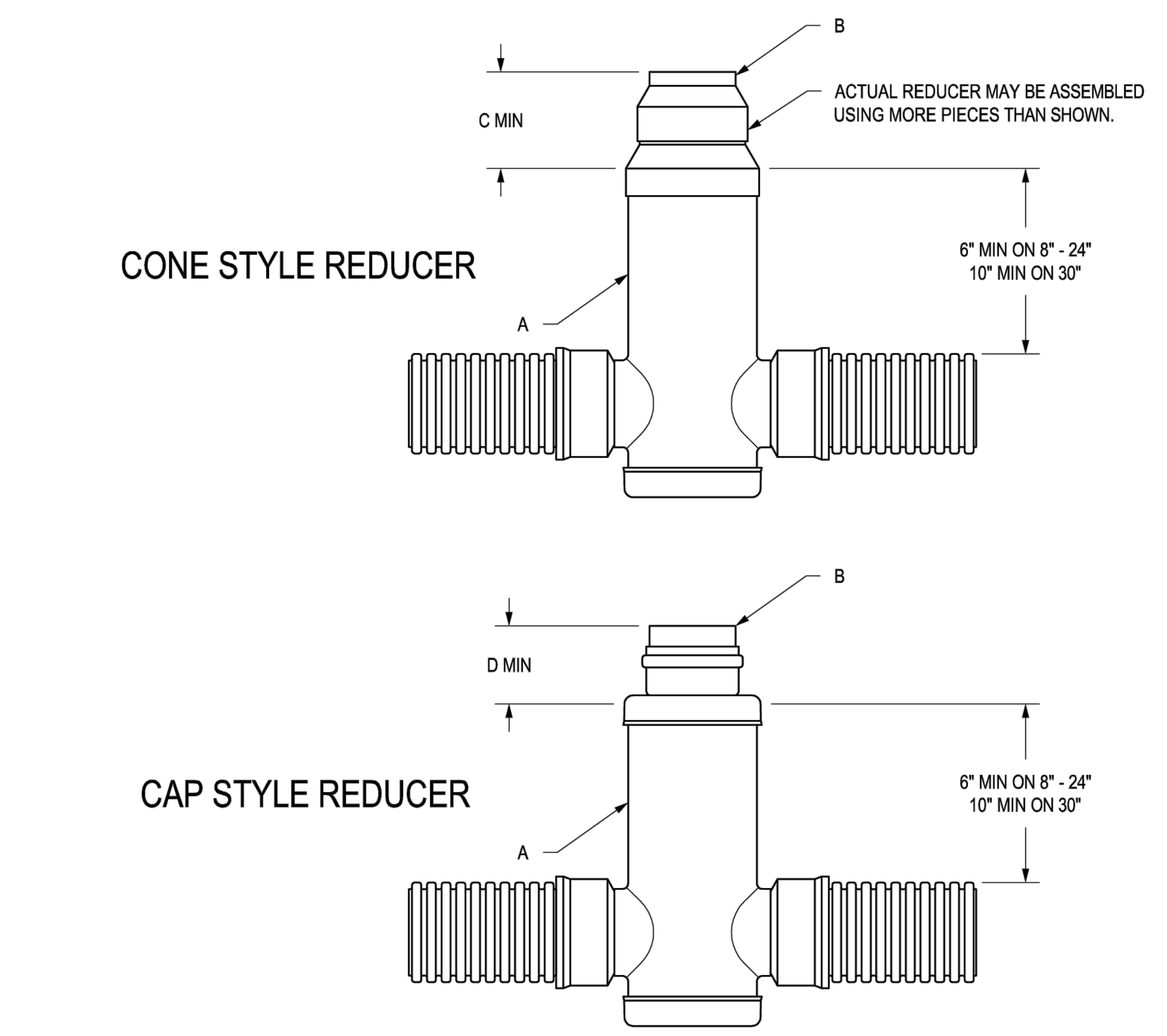
STUDIO M ARCHITECTS
CITYWALK ON THE NICKEL PLATE TRAIL
LANTERN ROAD AND CIRCLE DRIVE
FISHERS, INDIANA 46038

WATER MAIN EXTENSION
PLAN AND PROFILE

DATE:	FEB. 23, 2024
DWG SCALE:	AS NOTED
PROJECT NO:	323-947
DRAWN BY:	JCB
CHECKED BY:	KPG
APPROVED BY:	DRAFT

DRAWING NO.:
C505

A	B	C	D
10"	8"	6.00	9.00
12"	8"	12.00	9.00
12"	10"	6.00	10.00
15"	8"	18.50	9.00
15"	10"	12.50	10.00
15"	12"	6.50	
18"	8"	25.50	9.00
18"	10"	19.50	10.00
18"	12"	13.50	11.50
18"	15"	7.00	
24"	8"	36.50	9.00
24"	10"	30.50	10.00
24"	12"	24.50	11.00
24"	15"	18.00	12.00
24"	18"	11.00	
30"	8"	46.50	9.00
30"	10"	40.50	10.00
30"	12"	34.50	11.50
30"	15"	28.00	12.00
30"	18"	21.00	14.50
30"	24"	13.50	



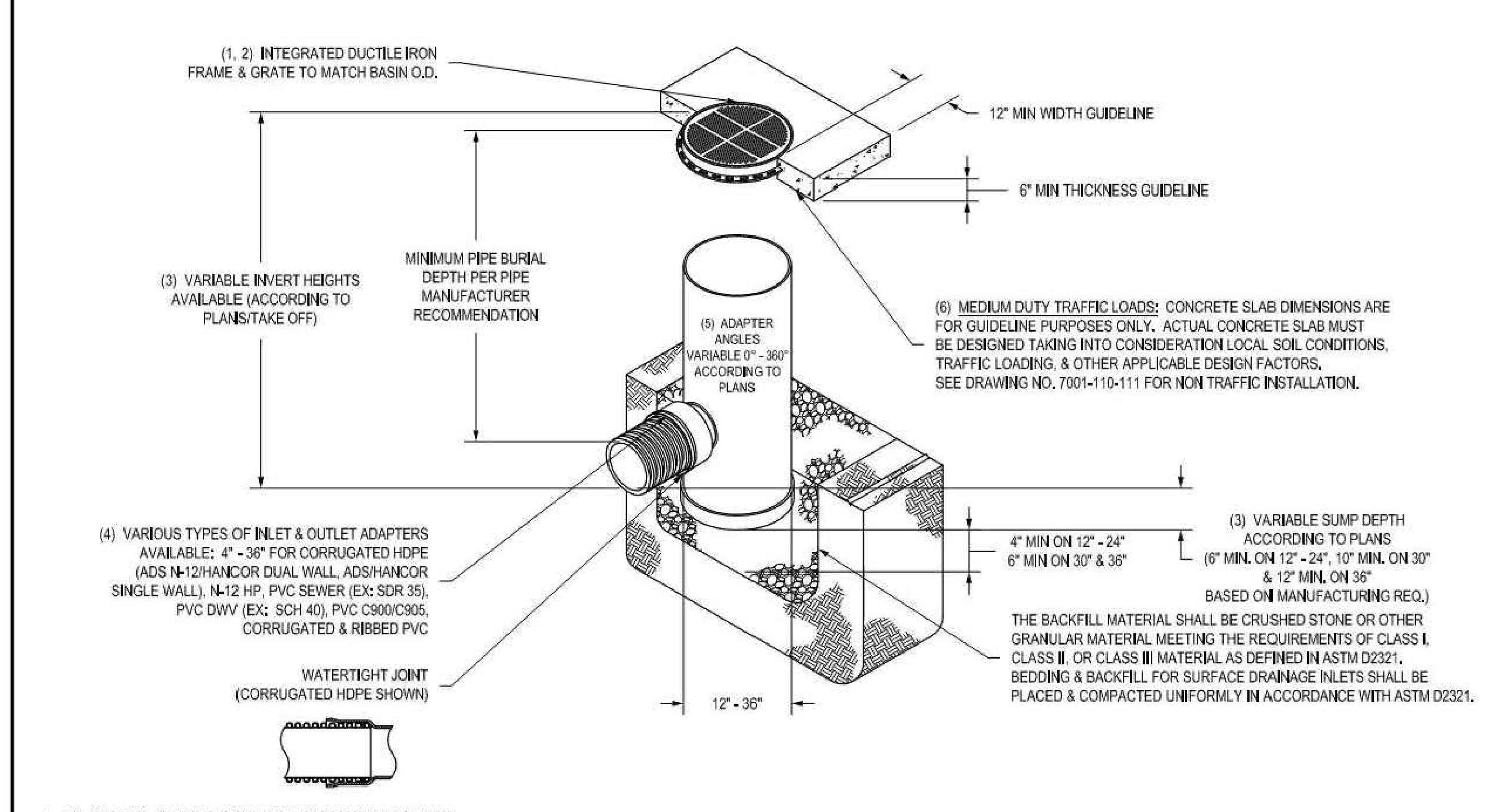
NOTE: DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY

DRAWN BY CJA | DATE 2-6-03 | REVISED BY JJC | DATE 7-10-13 | DWG SIZE A | MATERIAL | PROJECT NO./NAME | SCALE 1:25 | SHEET 1 OF 1

ADS Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: DRAIN BASIN WITH REDUCER OPTIONS | DWG NO. 7001-110-104 | REV E

NYLOPLAST DRAIN BASIN WITH PEDESTRIAN GRATE



1 - 12" - 30" PEDESTRIAN GRATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
3 - DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS. RISERS ARE NEEDED FOR BASINS OVER 84" DUE TO SHIPPING RESTRICTIONS. SEE DRAWING NO. 7001-110-065.
4 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 36").
5 - ADAPTERS CAN BE MOUNTED 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.
6 - 12" - 24" PEDESTRIAN GRATES SHALL MEET H-10 LOAD RATING. 30" PEDESTRIAN GRATE SHALL MEET H-20 LOAD RATING (SEE DRAWING NO. 7001-110-144 FOR H-20 TRAFFIC LOAD GUIDELINES).

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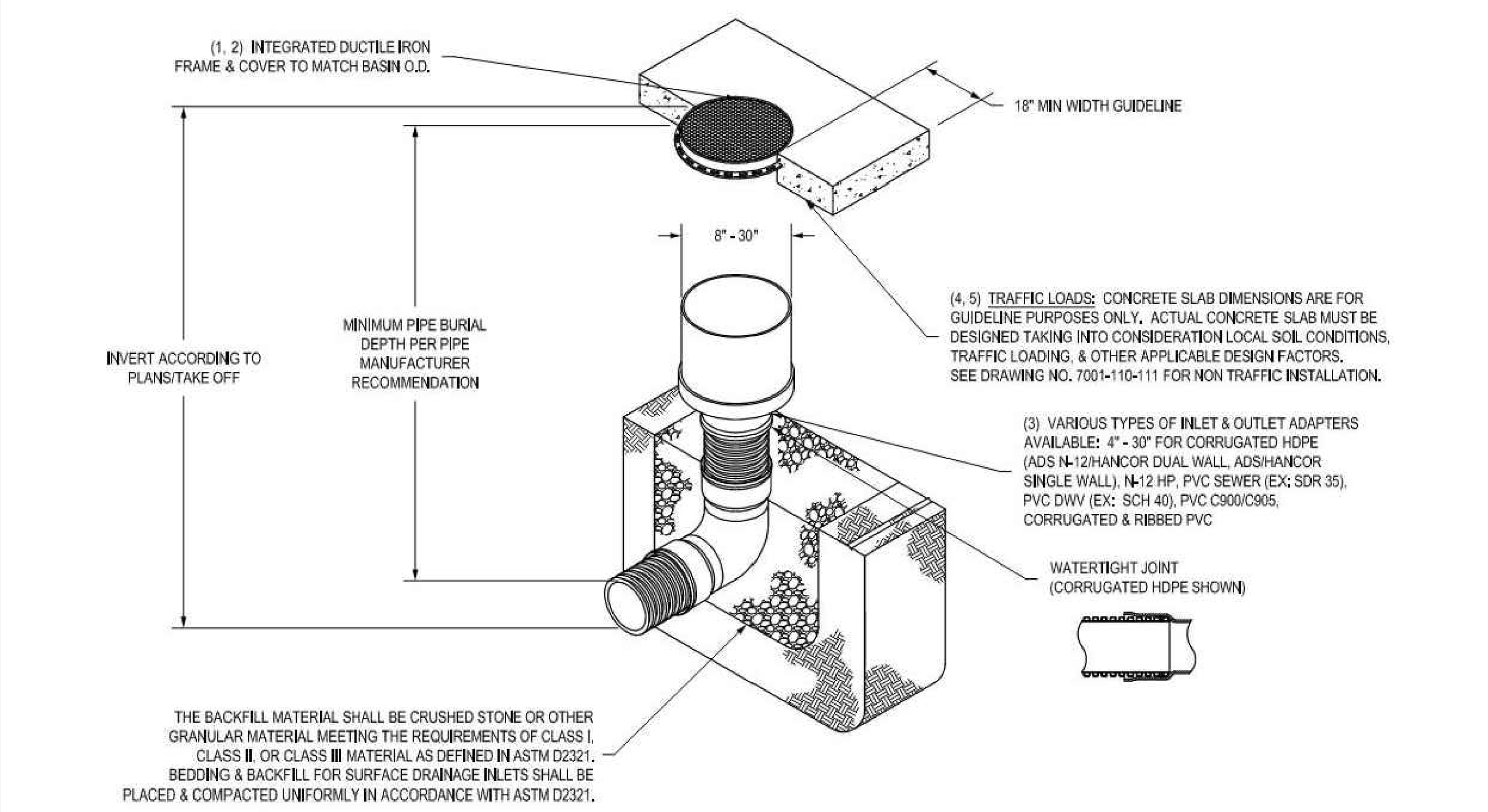
DRAWN BY EBC | DATE 4-20-07 | REVISED BY NMH | DATE 06-12-18 | DWG SIZE A | MATERIAL PVC | PROJECT NO./NAME | SCALE 1:40 | SHEET 1 OF 1

ADS Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: DRAIN BASIN WITH PEDESTRIAN GRATE QUICK SPEC INSTALLATION DETAIL | DWG NO. 7001-110-283 | REV E

NYLOPLAST INLINE DRAIN WITH SOLID COVER



1 - 8" - 30" SOLID COVERS SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05.
2 - 12" - 30" FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70-50-05. 8" & 10" SOLID COVERS FIT DIRECTLY ONTO INLINE DRAINS SEE DRAWING NO. 7003-110-000 & 7003-110-001.
3 - DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" - 24").
4 - 12" - 30" SOLID COVERS SHALL MEET H-20 LOAD RATING.
5 - 8" & 10" SOLID COVERS ARE RATED FOR LIGHT DUTY APPLICATIONS ONLY; NO CONCRETE COLLAR NEEDED FOR LIGHT DUTY RATING.

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS. THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST. ©2013 NYLOPLAST

DRAWN BY EBC | DATE 03-22-10 | REVISED BY NMH | DATE 03-15-16 | DWG SIZE A | MATERIAL | PROJECT NO./NAME | SCALE 1:40 | SHEET 1 OF 1

ADS Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

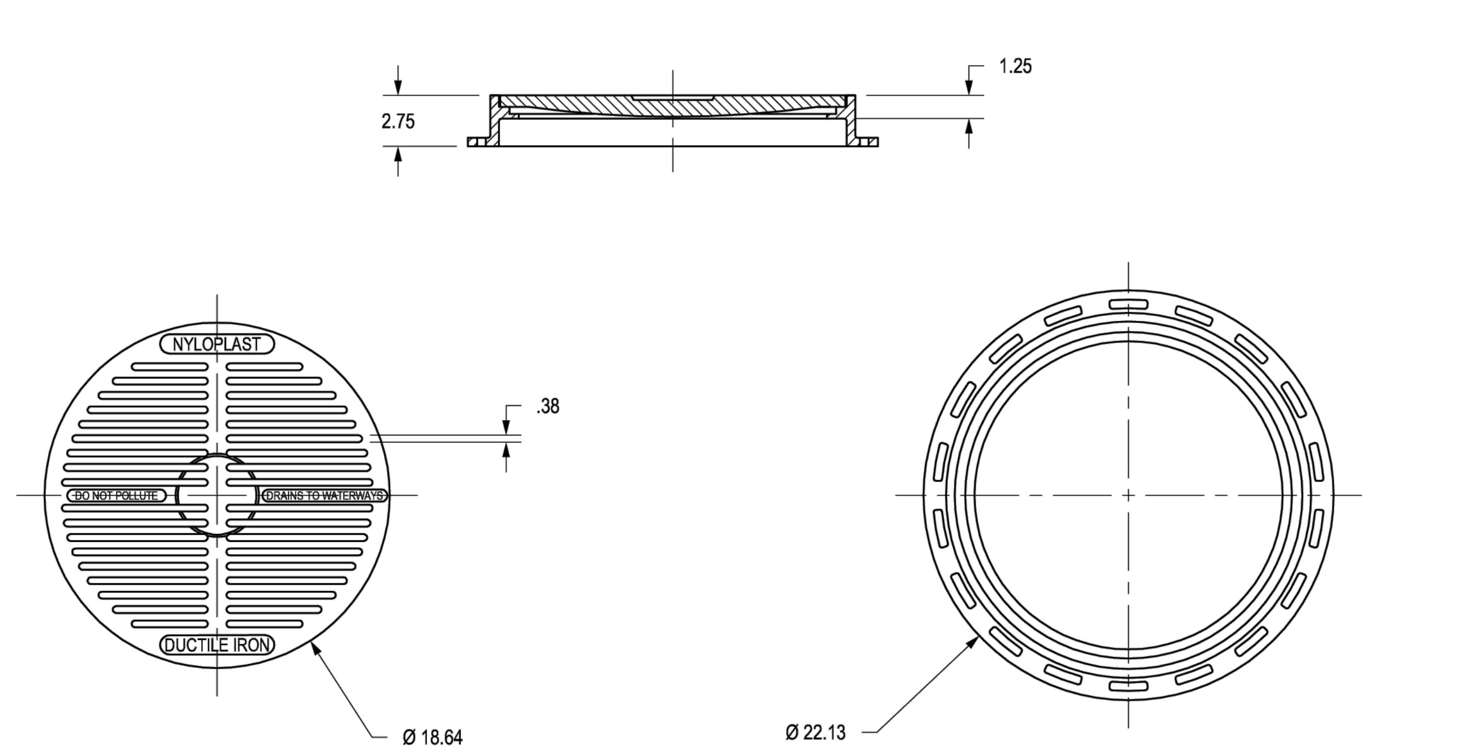
TITLE: INLINE DRAIN WITH SOLID COVER QUICK SPEC INSTALLATION DETAIL | DWG NO. 7003-110-055 | REV C

DETAIL 404: TYPICAL ADS NYLOPLAST DRAIN DETAILS

NOT TO SCALE

1899CGP

APPROX. DRAIN AREA = 87.29 SQ IN
APPROX. WEIGHT WITH FRAME = 60.75 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-10 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-028

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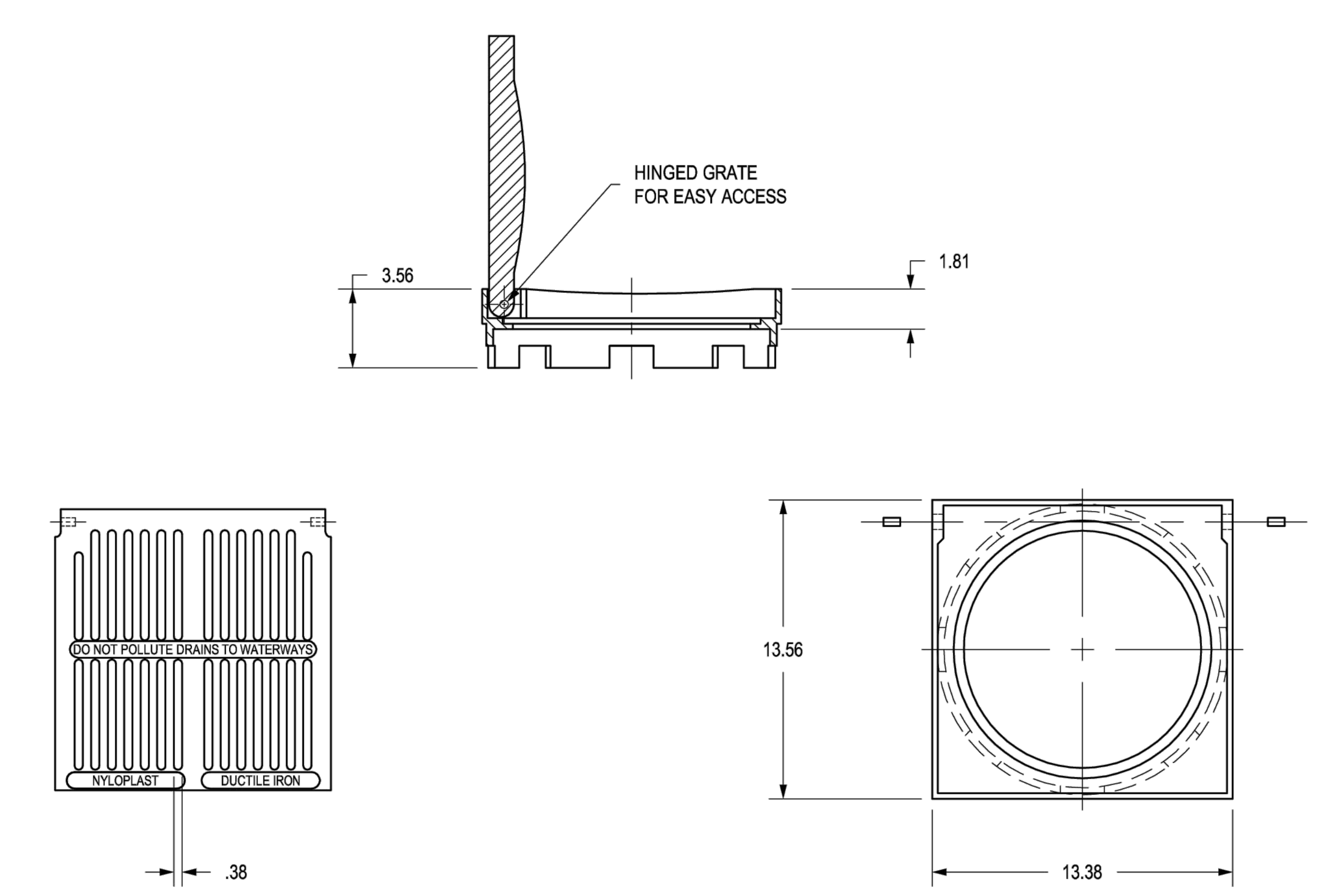
DRAWN BY EBC | DATE 03-07-06 | REVISED BY CCA | DATE 08-30-13 | DWG SIZE A | MATERIAL DUCTILE IRON | PROJECT NO./NAME | SCALE 1:10 | SHEET 1 OF 1

ADS Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: 18 IN PEDESTRIAN GRATE ASSEMBLY - TYPE C | DWG NO. 7001-110-212 | REV D

1299CGP

APPROX. DRAIN AREA = 50.60 SQ IN
APPROX. WEIGHT WITH FRAME = 35.04 LBS



DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
GRATE MEETS H-10 LOAD RATING
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
SIZE OF OPENING MEETS REQUIREMENTS OF AMERICAN DISABILITY ACT AS STATED IN FEDERAL REGISTER PART III, DEPARTMENT OF JUSTICE, 28 CFR PART 36.
LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO. 7001-110-034

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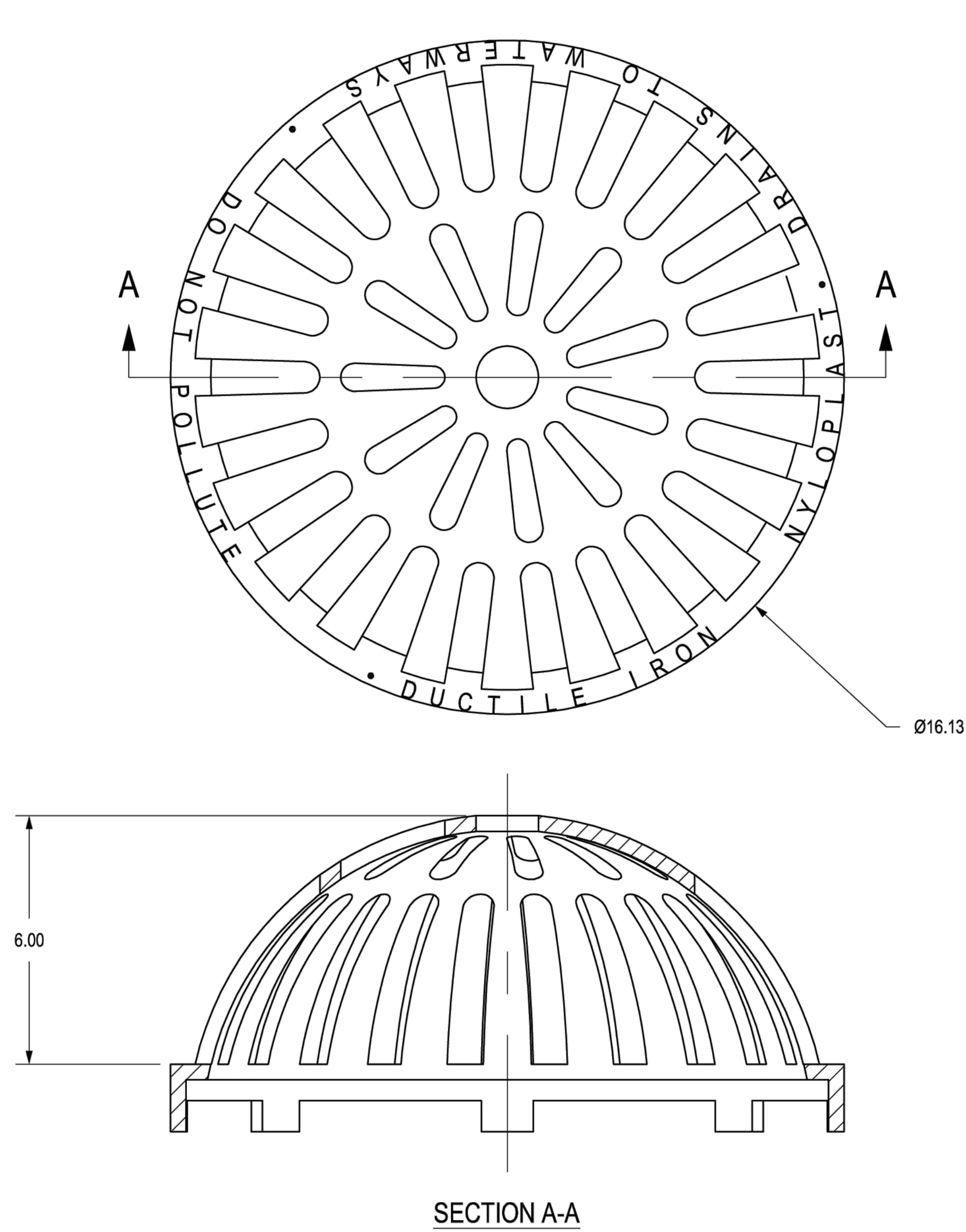
DRAWN BY EBC | DATE 03-03-06 | REVISED BY CCA | DATE 08-28-13 | DWG SIZE A | MATERIAL DUCTILE IRON | PROJECT NO./NAME | SCALE 1:8 | SHEET 1 OF 1

ADS Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: 12 IN PEDESTRIAN GRATE ASSEMBLY | DWG NO. 7001-110-202 | REV D

1599CGD

APPROX. DRAIN AREA = 122.07 SQ IN
APPROX. WEIGHT = 26.50 LBS



SECTION A-A

DIMENSIONS ARE FOR REFERENCE ONLY
ACTUAL DIMENSIONS MAY VARY
DIMENSIONS ARE IN INCHES
QUALITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 70-50-05
PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
LOCKING DEVICE AVAILABLE UPON REQUEST

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DRAWN BY EBC | DATE 03-07-06 | REVISED BY CCA | DATE 08-30-13 | DWG SIZE A | MATERIAL DUCTILE IRON | PROJECT NO./NAME | SCALE 1:4 | SHEET 1 OF 1

ADS Nyloplast — 3130 VERONA AVE, BUFORD, GA 30518, PHN (770) 932-2443, FAX (770) 932-2490, www.nyloplast-us.com

TITLE: 15 IN DOME GRATE | DWG NO. 7001-110-211 | REV E

DETAIL 405: TYPICAL ADS NYLOPLAST GRATE DETAILS

NOT TO SCALE

DRAFT

REVISION RECORD

NO.	DATE	DESCRIPTION
1	03/08/24	ADDENDUM #1

Civil & Environmental Consultants, Inc.
530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777
www.cecinc.com

STUDIO M ARCHITECTS
CITYWALK ON THE NICKEL PLATE TRAIL
LANTERN ROAD AND CIRCLE DRIVE
FISHERS, INDIANA 46038

SITE DETAILS

DATE: FEB. 23, 2024 | DRAWN BY: KPB
DWG SCALE: AS NOTED | CHECKED BY: KPG
PROJECT NO: 323-947
APPROVED BY: DRAFT

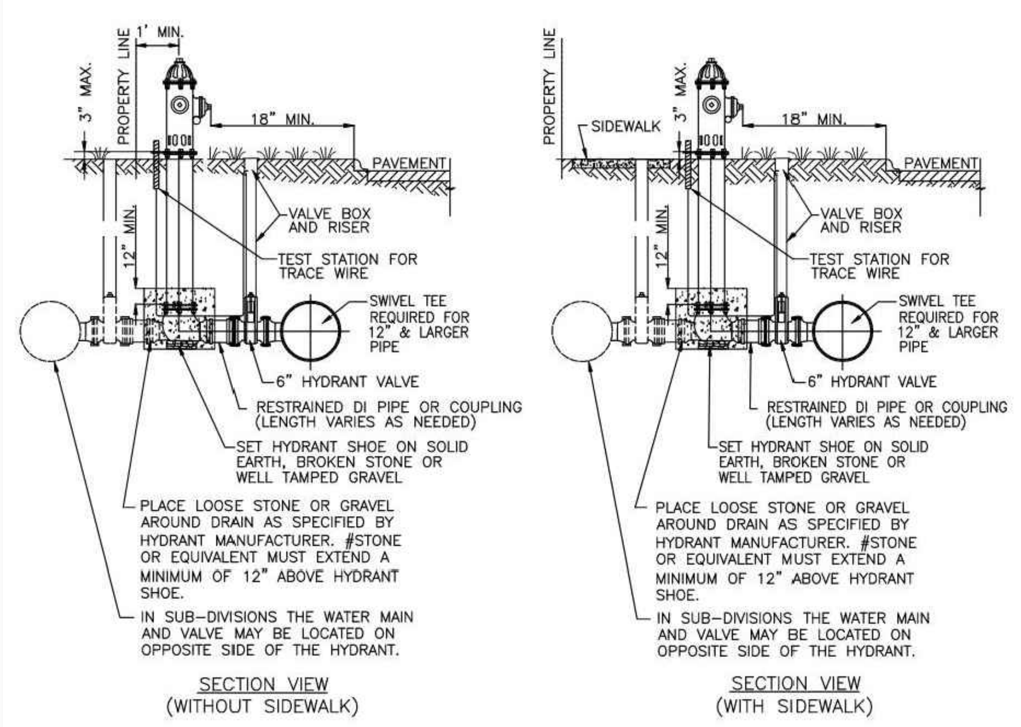
DRAWING NO.: **C802**

P:\320-000\323-947\-CADD\Dwg\CV02 Construction Docs\323947-CV02-C800.dwg{C802} LS:(3/7/2024 - ebc) - LP: 3/8/2024 4:02 PM

CITIZENS WATER
STANDARD PRACTICE **B**
REVISION DATE: 10/02/2019 ISSUE DATE: 12/31/2019

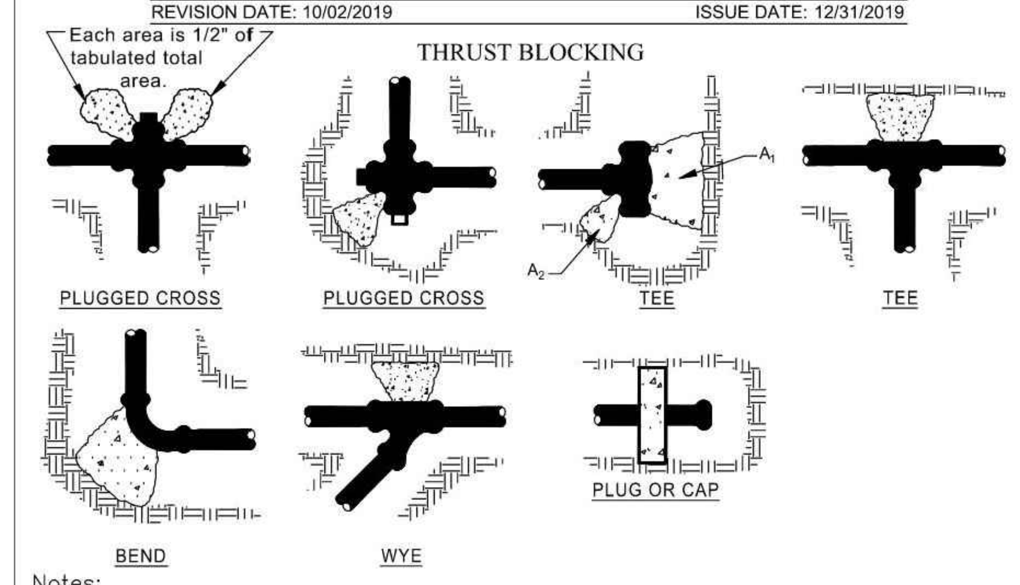
STANDARD HYDRANT SETTING

NOTES:
1. ALL HYDRANTS SHALL BE RESTRAINED TO THE HYDRANT TEE WITH DUCTILE IRON BRANCH PIPING ENCASED IN POLYETHYLENE WRAP.
2. SWIVEL 90° BEND MAY BE USED TO INSTALL HYDRANT AND VALVE IN GRASS STRIP BETWEEN CURB & SIDEWALK.
3. A MANUFACTURED "OUT OF SERVICE" SIGN WILL BE REQUIRED ON HYDRANTS UNTIL MAIN HAS BEEN PLACED "IN SERVICE" BY THE INSPECTOR.
4. FOR BRANCH PIPE LONGER THAN 10', INSTALL TRACING WIRE ALONG HYDRANT VALVE RISER.



CITIZENS WATER
STANDARD PRACTICE **A.2**
REVISION DATE: 10/02/2019 ISSUE DATE: 12/31/2019

THRUST BLOCKING



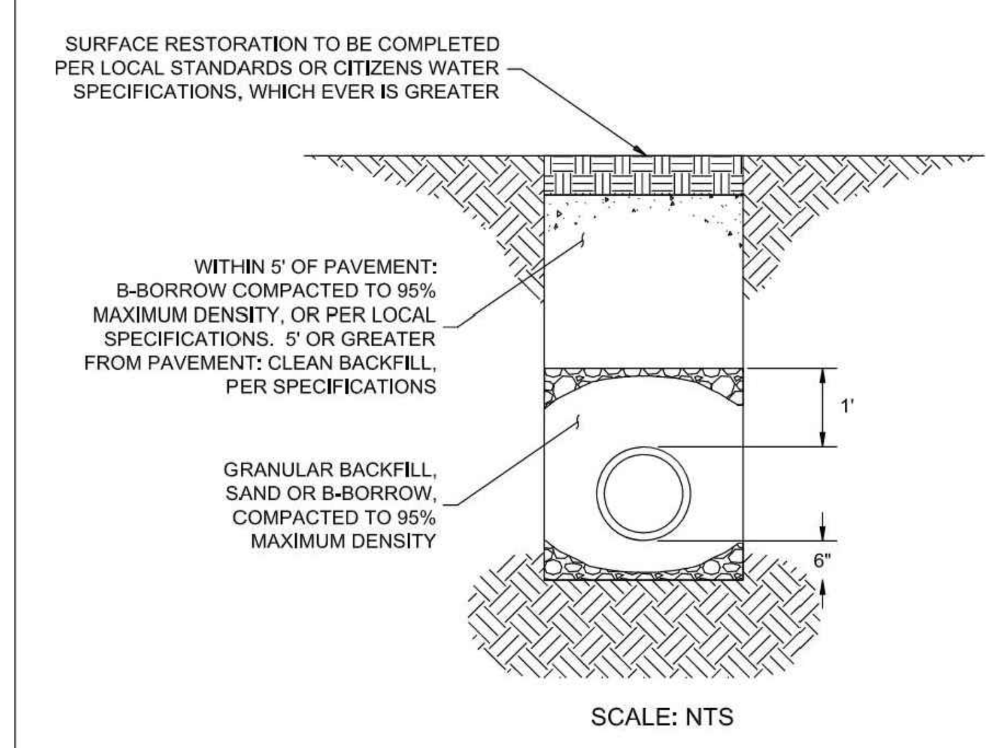
Notes:
1) CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2) KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES.
3) POLYETHYLENE ENCASEMENT SHALL BE PLACED BETWEEN CONCRETE AND FITTINGS.
4) ALL POURED IN PLACE CONCRETE SHALL HAVE A 28 DAY STRENGTH OF 3,000 P.S.I., 2" TO 4" SLUMP AND INCLUDE WIRE MESH FOR REINFORCEMENT.
5) MINIMUM SOIL BEARING SURFACE AREA REQUIREMENTS ARE PROVIDED BELOW BASED ON 150 P.S.I. WATER PRESSURE PLUS 100 P.S.I. WATER HAMMER AND SOIL BEARING CAPACITY OF 3,000 POUNDS PER SQUARE FOOT.

Minimum Soil Bearing Surface Area (ft2)
(Assuming 3,000 psf Soil Bearing Capacity)

Pipe Size	Horizontal Bends			Tee or Dead End (Plug/Cap)
	22-1/2°	45°	90°	
6"		6	8	6
8"		6	8	6
12"	4	6	11	8
16"	6	11	22	15
20"	9	18	36	24
24"	13	27	50	36
30"	20	45	76	57
36"	31	59	115	80

CITIZENS WATER
STANDARD PRACTICE **A.1**
REVISION DATE: 9/20/2018 ISSUE DATE: 7/17/2013

WATER MAIN AND SERVICE BACKFILL REQUIREMENTS

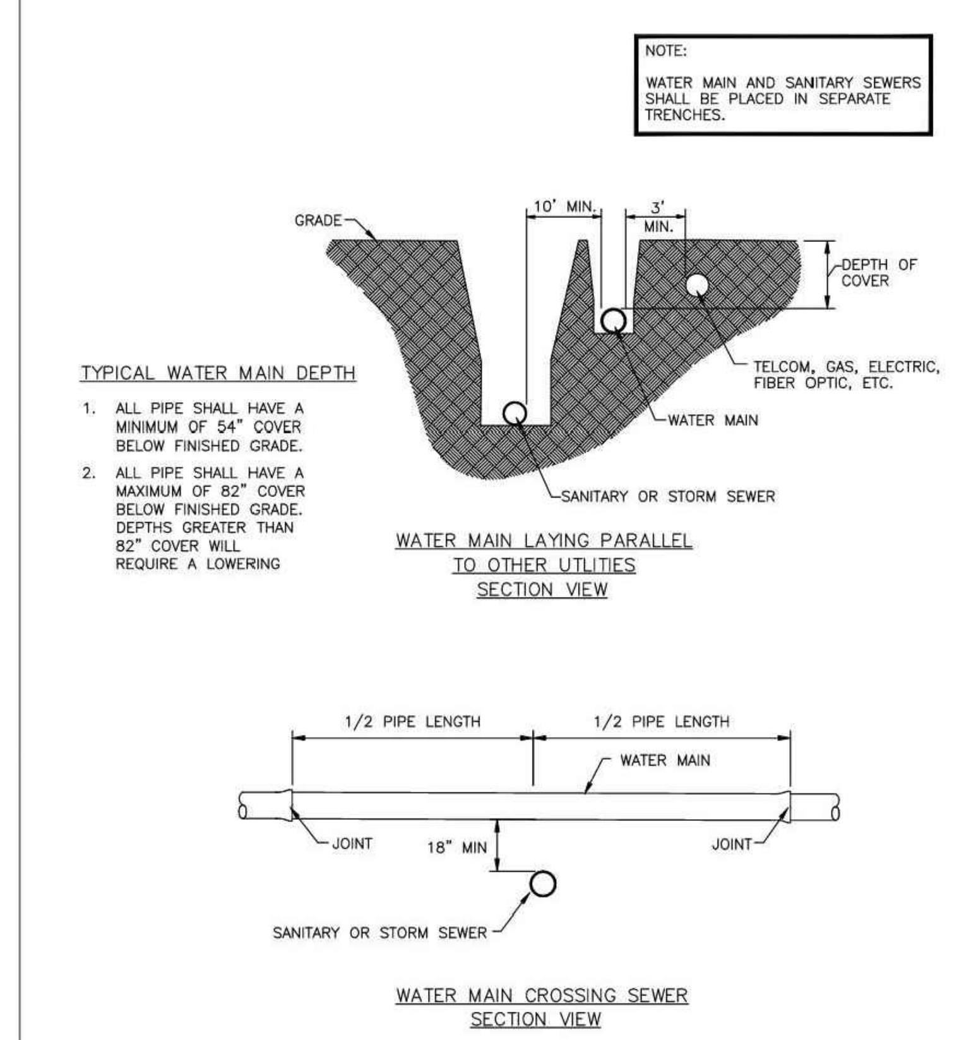

SURFACE RESTORATION TO BE COMPLETED PER LOCAL STANDARDS OR CITIZENS WATER SPECIFICATIONS, WHICH EVER IS GREATER
WITHIN 5' OF PAVEMENT: B-BORROW COMPACTED TO 95% MAXIMUM DENSITY, OR PER LOCAL SPECIFICATIONS. 5' OR GREATER FROM PAVEMENT: CLEAN BACKFILL, PER SPECIFICATIONS
GRANULAR BACKFILL, SAND OR B-BORROW, COMPACTED TO 95% MAXIMUM DENSITY
SCALE: NTS

NOTE:
COMPACTED BACKFILL IN LIFTS OF 12" MAXIMUM. TRENCH EXCAVATION SHALL CONFORM TO LOCAL STANDARDS.

CITIZENS WATER
STANDARD PRACTICE **A**
REVISION DATE: 09/29/2021 ISSUE DATE: 6/8/2009

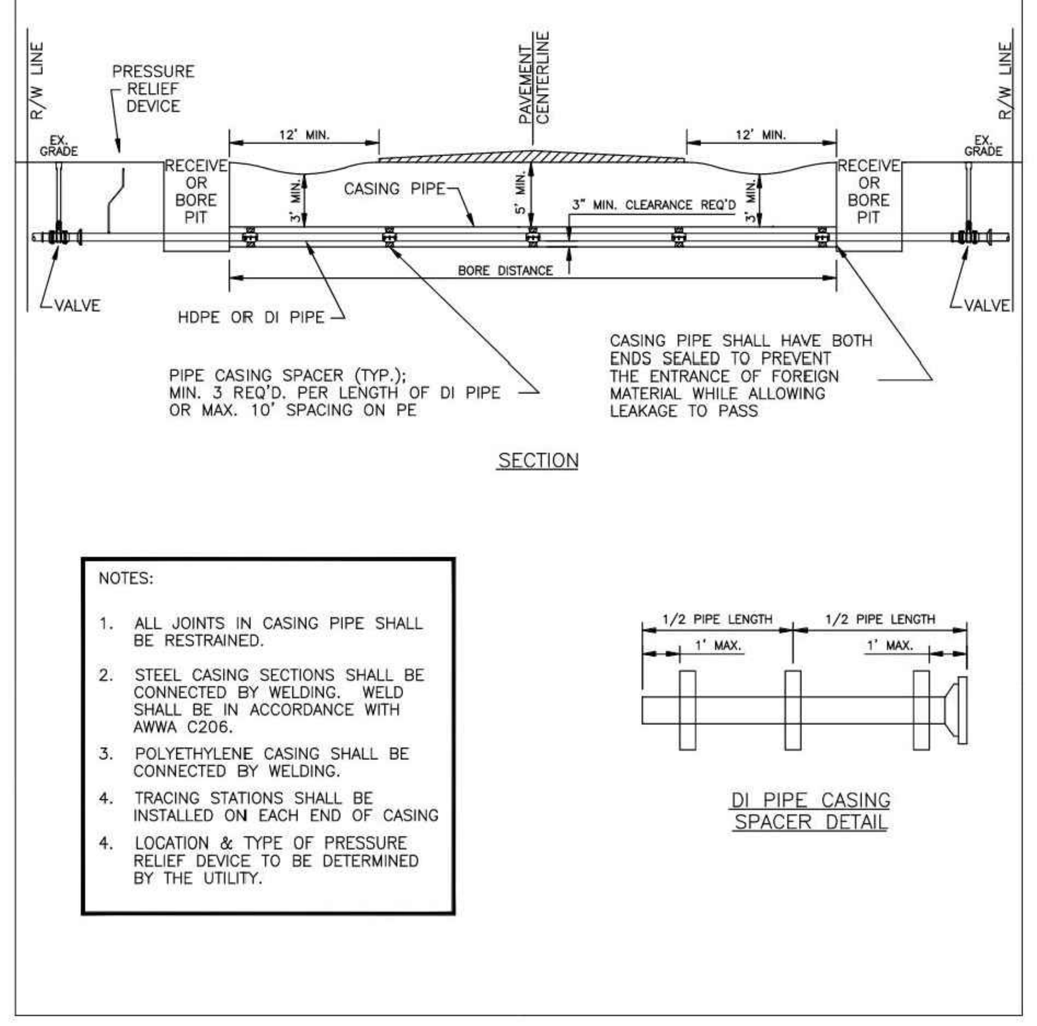
WATER MAIN SEPARATION FROM OTHER UTILITIES

NOTE:
WATER MAIN AND SANITARY SEWERS SHALL BE PLACED IN SEPARATE TRENCHES.


GRADE
DEPTH OF COVER
TELCOM, GAS, ELECTRIC, FIBER OPTIC, ETC.
WATER MAIN
SANITARY OR STORM SEWER
TYPICAL WATER MAIN DEPTH
1. ALL PIPE SHALL HAVE A MINIMUM OF 54" COVER BELOW FINISHED GRADE.
2. ALL PIPE SHALL HAVE A MAXIMUM OF 82" COVER BELOW FINISHED GRADE. DEPTHS GREATER THAN 82" COVER WILL REQUIRE A LOWERING
WATER MAIN LAYING PARALLEL TO OTHER UTILITIES SECTION VIEW
1/2 PIPE LENGTH
1/2 PIPE LENGTH
WATER MAIN
JOINT
18" MIN
JOINT
SANITARY OR STORM SEWER
WATER MAIN CROSSING SEWER SECTION VIEW

CITIZENS WATER
STANDARD PRACTICE **I**
REVISION DATE: 3/1/2010 ISSUE DATE: 3/1/2010

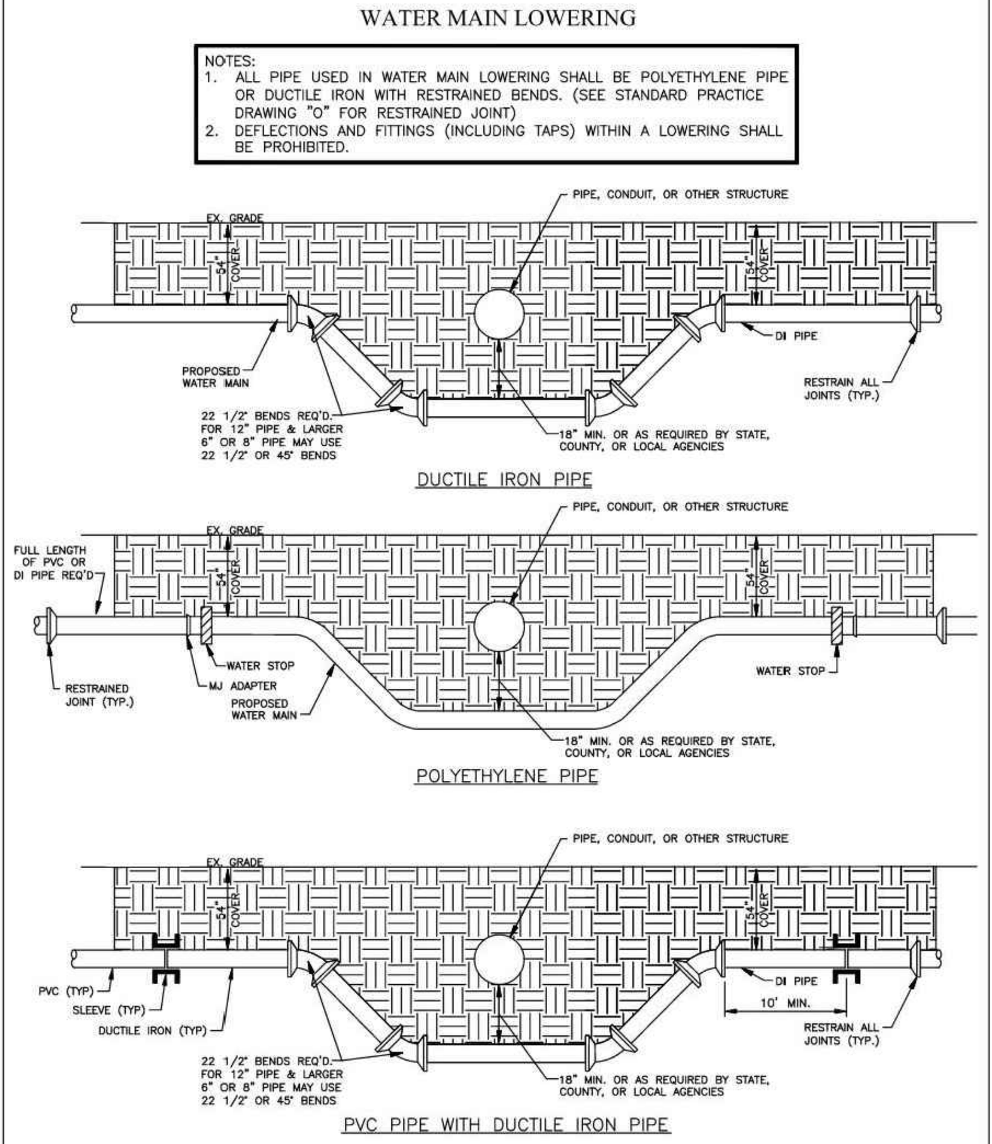
TYPICAL BORING CASING PIPE


PRESSURE RELIEF DEVICE
CASING PIPE
BORE DISTANCE
VALVE
HDPE OR DI PIPE
PIPE CASING SPACER (TYP.); MIN. 3 REQ'D. PER LENGTH OF DI PIPE OR MAX. 10' SPACING ON PE
CASING PIPE SHALL HAVE BOTH ENDS SEALED TO PREVENT THE ENTRANCE OF FOREIGN MATERIAL WHILE ALLOWING LEAKAGE TO PASS
SECTION
DI PIPE CASING SPACER DETAIL

NOTES:
1. ALL JOINTS IN CASING PIPE SHALL BE RESTRAINED.
2. STEEL CASING SECTIONS SHALL BE CONNECTED BY WELDING. WELD SHALL BE IN ACCORDANCE WITH AWWA C206.
3. POLYETHYLENE CASING SHALL BE CONNECTED BY WELDING.
4. TRACING STATIONS SHALL BE INSTALLED ON EACH END OF CASING
4. LOCATION & TYPE OF PRESSURE RELIEF DEVICE TO BE DETERMINED BY THE UTILITY.

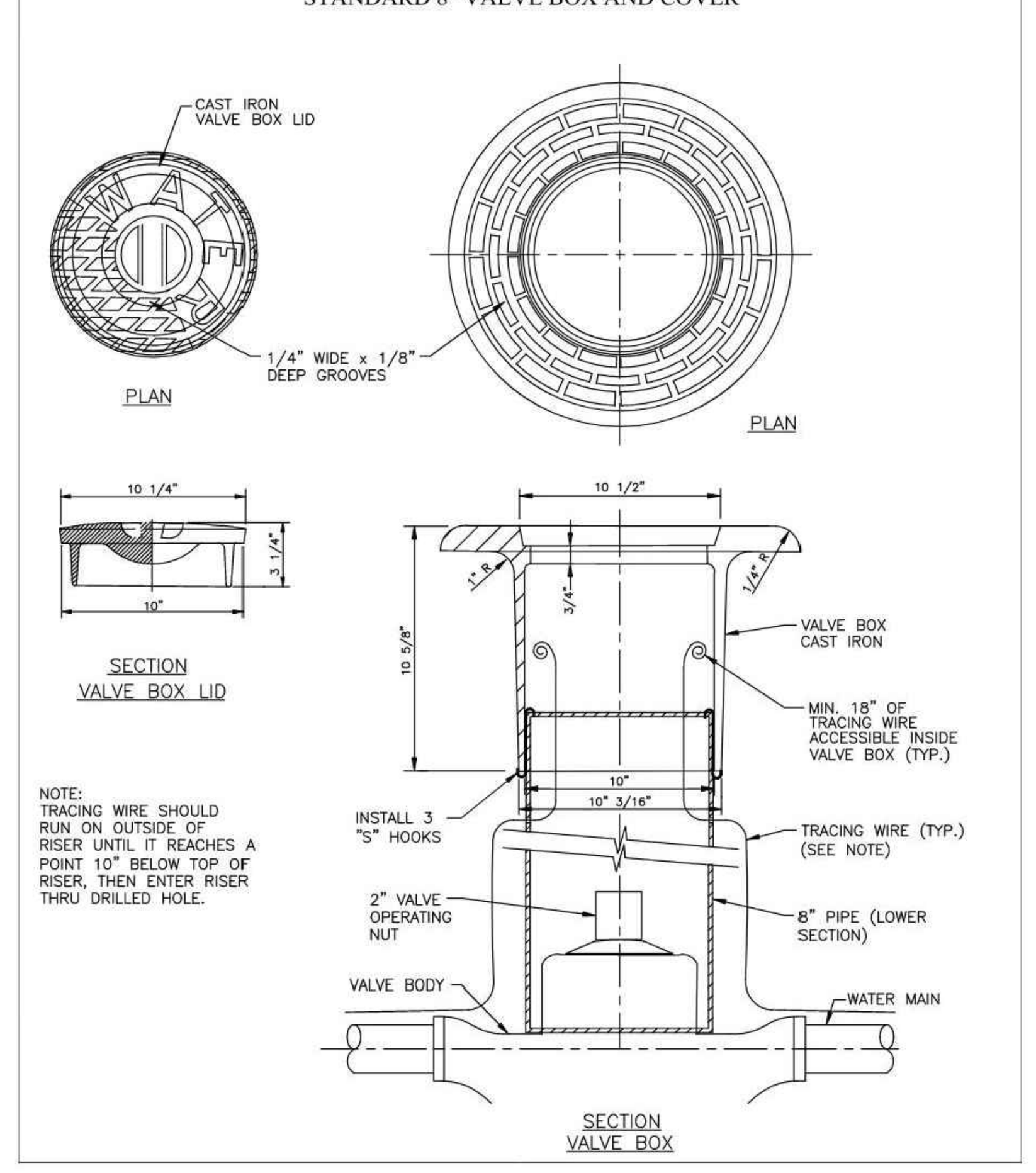
CITIZENS WATER
STANDARD PRACTICE **H.2**
REVISION DATE: 11/22/2022 ISSUE DATE: 12/31/2019

WATER MAIN LOWERING


NOTES:
1. ALL PIPE USED IN WATER MAIN LOWERING SHALL BE POLYETHYLENE PIPE OR DUCTILE IRON WITH RESTRAINED BENDS. (SEE STANDARD PRACTICE DRAWING "O" FOR RESTRAINED JOINT)
2. DEFLECTIONS AND FITTINGS (INCLUDING TAPS) WITHIN A LOWERING SHALL BE PROHIBITED.
PIPE, CONDUIT, OR OTHER STRUCTURE
DUCTILE IRON PIPE
POLYETHYLENE PIPE
PVC PIPE WITH DUCTILE IRON PIPE

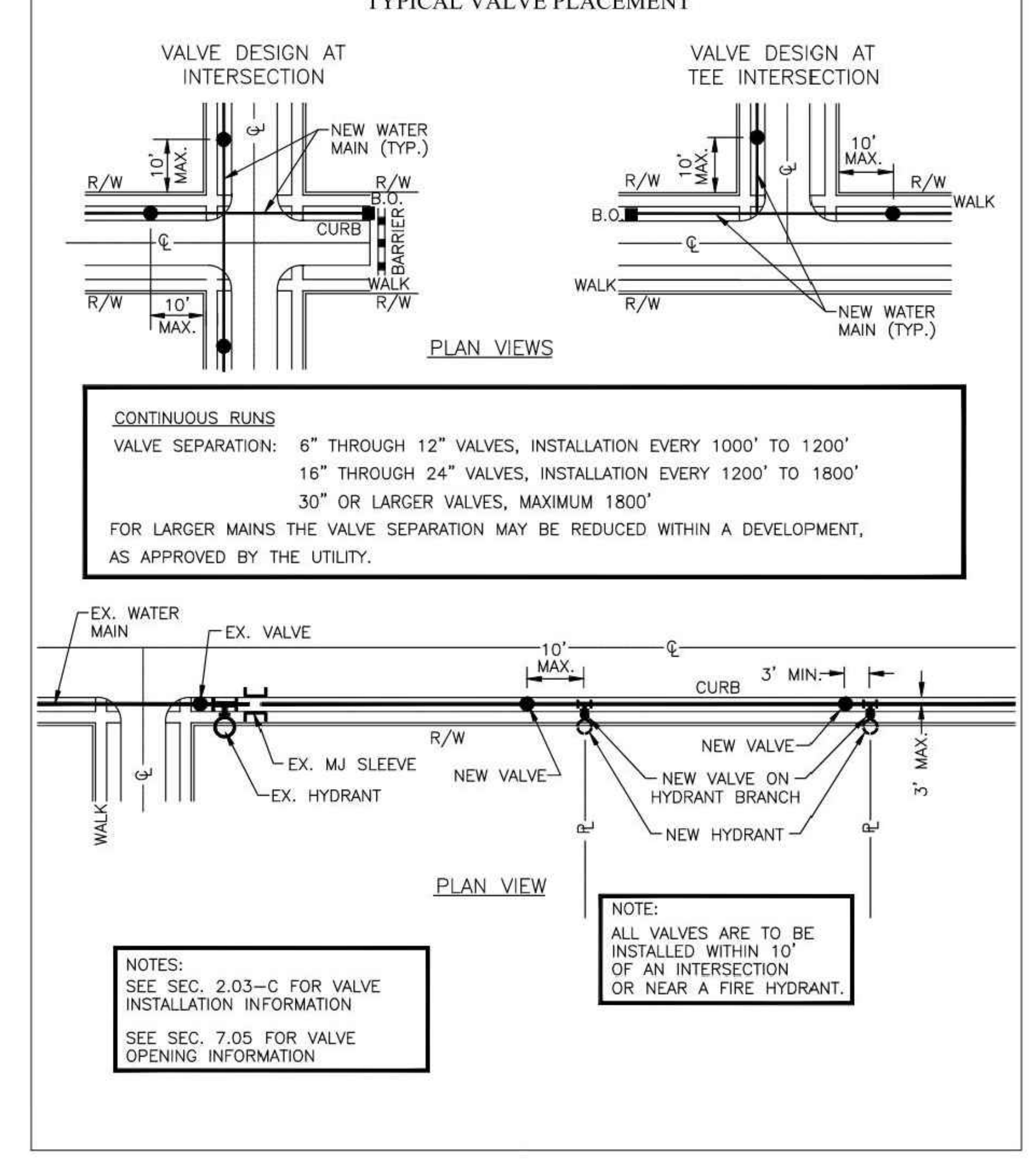
CITIZENS WATER
STANDARD PRACTICE **G**
REVISION DATE: 10/11/2021 ISSUE DATE: 6/8/2009

STANDARD 8" VALVE BOX AND COVER


CAST IRON VALVE BOX LID
1/4" WIDE x 1/8" DEEP GROOVES
PLAN
PLAN
SECTION VALVE BOX LID
VALVE BOX CAST IRON
MIN. 18" OF TRACING WIRE ACCESSIBLE INSIDE VALVE BOX (TYP.)
TRACING WIRE (TYP.) (SEE NOTE)
INSTALL 3 "S" HOOKS
2" VALVE OPERATING NUT
8" PIPE (LOWER SECTION)
VALVE BODY
WATER MAIN
NOTE:
TRACING WIRE SHOULD RUN ON OUTSIDE OF RISER UNTIL IT REACHES A POINT 10" BELOW TOP OF RISER, THEN ENTER RISER THRU DRILLED HOLE.
SECTION VALVE BOX

CITIZENS WATER
STANDARD PRACTICE **F**
REVISION DATE: 10/20/2020 ISSUE DATE: 6/8/2009

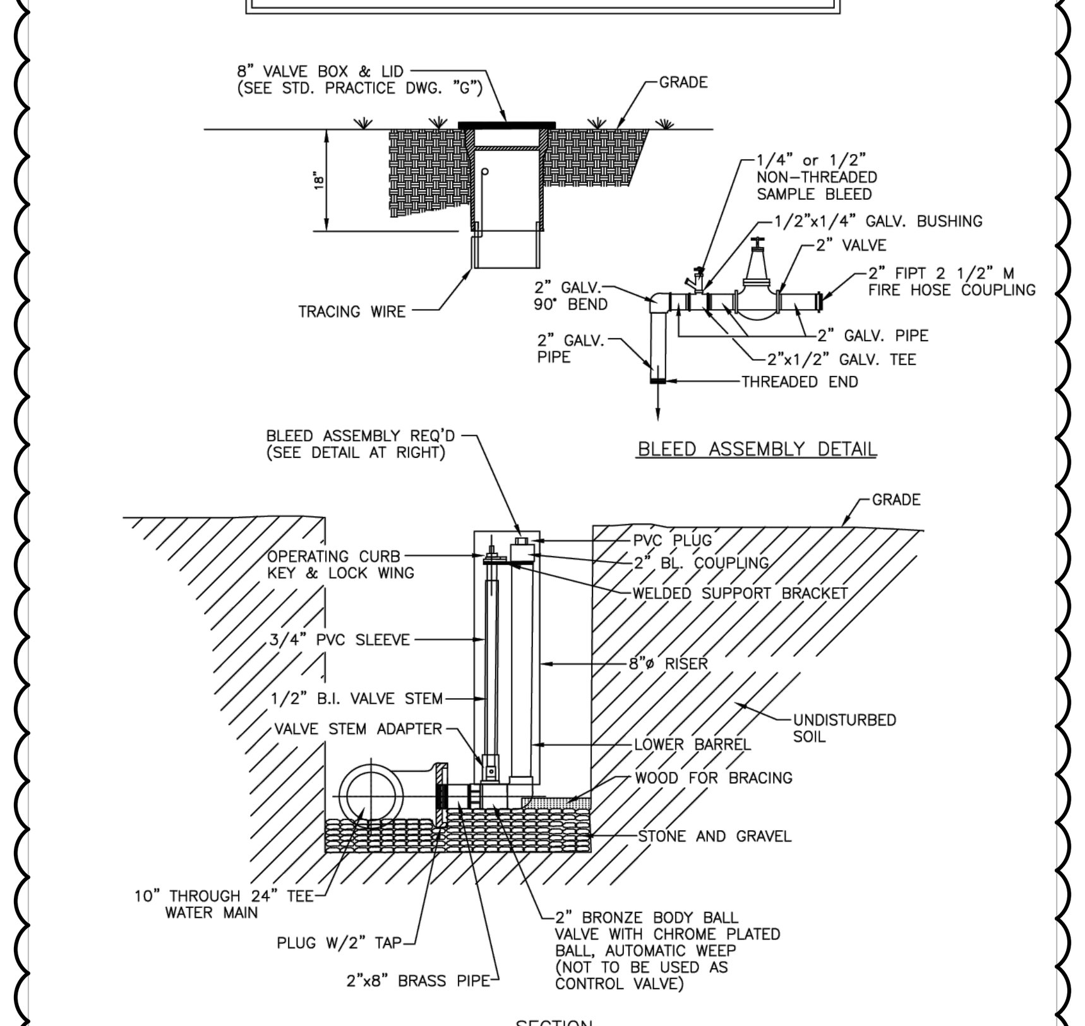
TYPICAL VALVE PLACEMENT


VALVE DESIGN AT INTERSECTION
VALVE DESIGN AT TEE INTERSECTION
NEW WATER MAIN (TYP.)
CURB
WALK
PLAN VIEWS
CONTINUOUS RUNS
VALVE SEPARATION: 6" THROUGH 12" VALVES, INSTALLATION EVERY 1000' TO 1200'
16" THROUGH 24" VALVES, INSTALLATION EVERY 1200' TO 1800'
30" OR LARGER VALVES, MAXIMUM 1800'
FOR LARGER MAINS THE VALVE SEPARATION MAY BE REDUCED WITHIN A DEVELOPMENT, AS APPROVED BY THE UTILITY.
EX. WATER MAIN
EX. VALVE
EX. MJ SLEEVE
EX. HYDRANT
NEW VALVE
NEW VALVE ON HYDRANT BRANCH
NEW HYDRANT
PLAN VIEW
NOTES:
SEE SEC. 2.03-C FOR VALVE INSTALLATION INFORMATION
SEE SEC. 7.05 FOR VALVE OPENING INFORMATION
NOTE:
ALL VALVES ARE TO BE INSTALLED WITHIN 10' OF AN INTERSECTION OR NEAR A FIRE HYDRANT.

CITIZENS WATER
STANDARD PRACTICE **K**
REVISION DATE: 11/21/2022 ISSUE DATE: 6/8/2009

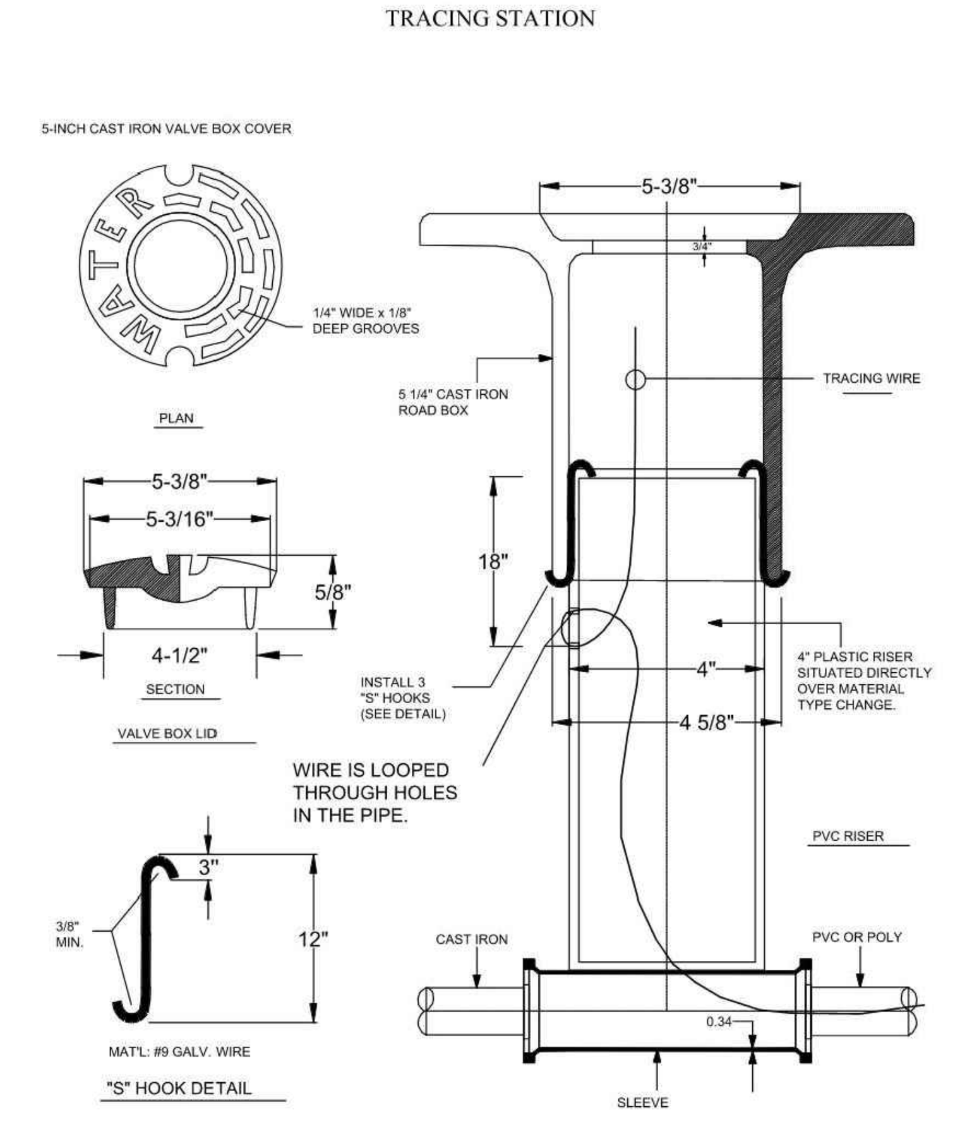
2" BLOW-OFF ASSEMBLY FOR 12", 16", 20", and 24" MAIN

NOTE: DECHLORINATION BAG & TABLETS REQUIRED WHILE FLUSHING


8" VALVE BOX & LID (SEE STD. PRACTICE DWG. "G")
GRADE
TRACING WIRE
BLEED ASSEMBLY DETAIL
BLEED ASSEMBLY REQ'D (SEE DETAIL AT RIGHT)
OPERATING CURB KEY & LOCK WING
3/4" PVC SLEEVE
1/2" B.I. VALVE STEM
VALVE STEM ADAPTER
UNDISTURBED SOIL
WOOD FOR BRACING
STONE AND GRAVEL
10" THROUGH 24" TEE WATER MAIN
PLUG W/2" TAP
2"x8" BRASS PIPE
SECTION

CITIZENS WATER
STANDARD PRACTICE **R**
REVISION DATE: 1/15/2007 ISSUE DATE: 6/8/2009

TRACING STATION



CITIZENS WATER
STANDARD PRACTICE **O.1**
REVISION DATE: 8/25/2010 ISSUE DATE: 9/1/2010

VEHICLE INPACT PROTECTION FOR HYDRANTS

ADOPTED CODE FOR THE STATE OF INDIANA, TAKEN FROM THE 2006 INTERNATIONAL FIRE CODE.

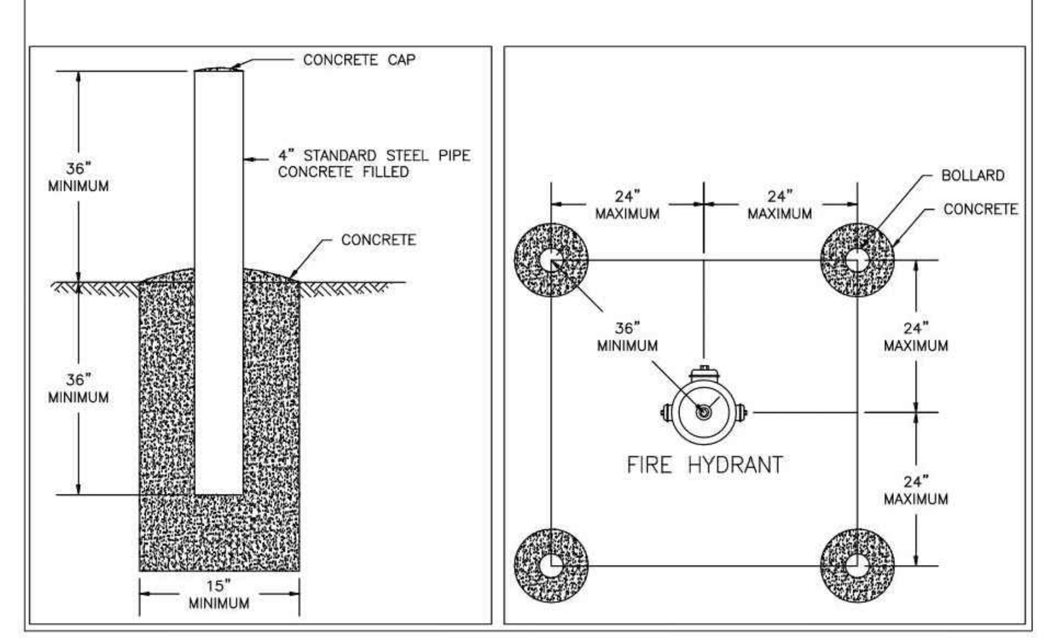
SECTION 312 VEHICLE IMPACT PROTECTION

312.1 GENERAL. VEHICLE IMPACT PROTECTION REQUIRED BY THIS CODE SHALL BE PROVIDED BY POSTS THAT COMPLY WITH SECTION 312.2 OR BY OTHER APPROVED PHYSICAL BARRIERS THAT COMPLY WITH SECTION 312.3.

312.2 POSTS. GUARD POSTS SHALL COMPLY WITH ALL OF THE FOLLOWING REQUIREMENTS:

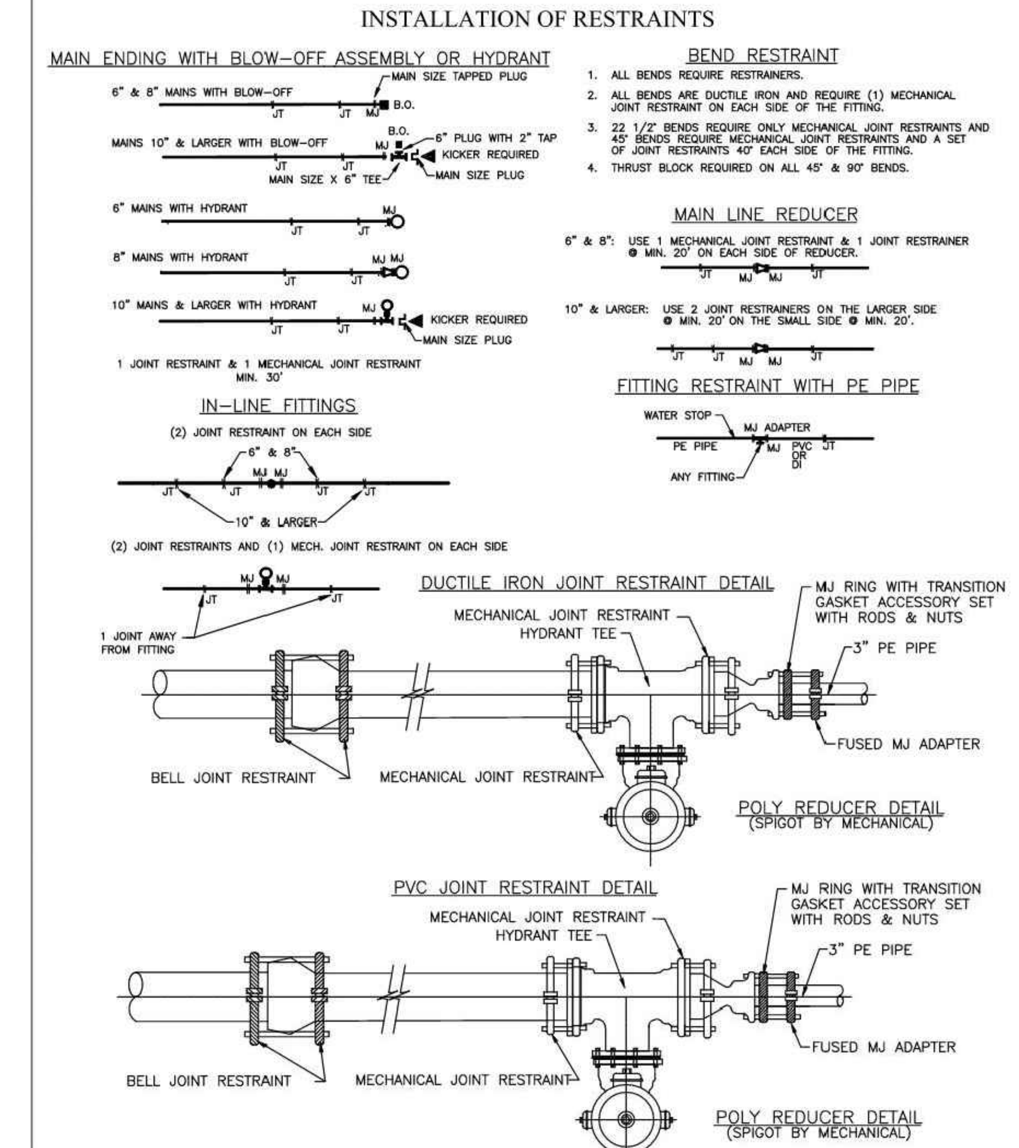
1. CONSTRUCTED OF STEEL NOT LESS THAN 4 INCHES (102 MM) IN DIAMETER AND CONCRETE FILLED.
2. SPACED NOT MORE THAN 4 FEET (1219 MM) BETWEEN POSTS ON CENTER.
3. SET NOT LESS THAN 3 FEET (914 MM) DEEP IN A CONCRETE FOOTING OF NOT LESS THAN A 15-INCH (381 MM) DIAMETER.
4. SET WITH THE TOP OF THE POSTS NOT LESS THAN 3 FEET (914 MM) ABOVE GROUND.
5. LOCATED NOT LESS THAN 3 FEET (914 MM) FROM THE PROTECTED OBJECT

312.3 OTHER BARRIERS. PHYSICAL BARRIERS SHALL BE A MINIMUM OF 36 INCHES (914 MM) IN HEIGHT AND SHALL RESIST A FORCE OF 12,000 POUNDS (53 375 N) APPLIED 36 INCHES (914 MM) ABOVE ADJACENT GROUND SURFACE.



CITIZENS WATER
STANDARD PRACTICE **O**
REVISION DATE: 11/06/2023 ISSUE DATE: 6/8/2009

INSTALLATION OF RESTRAINTS


MAIN ENDING WITH BLOW-OFF ASSEMBLY OR HYDRANT
BEND RESTRAINT
MAIN LINE REDUCER
IN-LINE FITTINGS
FITTING RESTRAINT WITH PE PIPE
DUCTILE IRON JOINT RESTRAINT DETAIL
MECHANICAL JOINT RESTRAINT
HYDRANT TEE
BELL JOINT RESTRAINT
POLY REDUCER DETAIL
PVC JOINT RESTRAINT DETAIL
FUSED MJ ADAPTER
POLY REDUCER DETAIL

DRAFT

REVISION RECORD

NO	DATE	DESCRIPTION
1	03/08/24	ADDENDUM #1

Civil & Environmental Consultants, Inc.
530 E. Ohio Street
Suite G
Indianapolis, IN 46204
Ph: 317.655.7777
www.cecinc.com

STUDIO M ARCHITECTS
CITYWALK ON THE NICKEL PLATE TRAIL
LANTERN ROAD AND CIRCLE DRIVE
FISHERS, INDIANA 46038

WATER MAIN DETAILS

DATE:	FEB. 23, 2024	DRAWN BY:	JCB
DWG SCALE:	AS NOTED	CHECKED BY:	KPG
PROJECT NO:	323-947		
APPROVED BY:	DRAFT		

DRAWING NO.: C805

DOCUMENT 001113 - ADVERTISEMENT FOR BIDS

1.1 PROJECT INFORMATION

A. Notice to Bidders: Bidders may submit bids for project as described in this Document. Submit bids according to the Instructions to Bidders.

B. Project Identification: Citywalk on The Nickel Plate Trail.

1. Project Location: Lantern Road and Circle Drive, Fishers, Indiana, 46038, United States.

C. Owner: Citywalk Development LLC.

1. Owner's Representative: Hossam Wanas, wanas@citywalkfishers.com .

D. Architect: Studio M Architecture. Dan Moriarity dmoriarity@studiomarchitecture.net

E. Construction Manager: Citibld, LLC. Contact Francois Mercho, francois@citywalkfishers.com .

F. Developer: Wanas Group, LLC. Hossam Wanas, wanas@citywalkfishers.com .

G. Project Description: Project consists of 14 buildings and associated sitework along the Nickel Plate Train in Fishers, IN. Uses include apartments, parking, condominiums, for sale townhomes, and associated amenities. .

H. Construction Contract: Bids will be received for the following Work:

1. Multiple Contract Project consisting of, but not necessarily limited to, the following prime contracts:
   a. Sitework as represented in the documents prepared by Civil and Environmental Consultants Inc. dated 2/23/2024 and this Project Manual dated 3/4/2024.
   b. General Building Construction.
   c. Plumbing Construction.
   d. Mechanical Construction.
   e. Electrical Construction.
   f. Landscaping and Site Amenities .

1.2 BID SUBMITTAL AND OPENING

A. Owner will receive sealed lump sum bids until the bid time and date at the location given below. Owner will consider bids prepared in compliance with the Instructions to Bidders issued by Owner, and delivered as follows:

1. Bid Date: March 27, 2024 at 2:00 PM .
2. Location: Studio M Architecture and Planning , 275 Veterans Way, Suite 200 , Carmel, IN 46032 . Bids may be submitted electronically to dmoriarity@studiomarchitecture.net.
3. The link to the drawings and specs is https://distribution.easternengineering.com/View/ViewJobList.aspx?group_id=private_all. This is the "private" side of the Eastern Engineering Plan Room. The password is all lower case "citywalk".
4. The current bid set asks for a complete bid for the civil portion of the project. If you wish, you can submit a number for only those categories that for which you have expertise.
5. The owners have also relaxed the date to start construction. Please include in your bid when you can start work if you are selected.

B. All questions during the bid phase should be submitted to Dan Moriarity at Studio M Architecture and Planning in writing by March 25th at 5:00 PM. Dan will distribute answers to all bidders registered with the Eastern Engineering Plan Room at https://distribution.easternengineering.com/view/viewjoblist.aspx?group_id=private_all. Invited bidders will receive a link and password for access.

1.3 DOCUMENTS

A. Online Procurement and Contracting Documents: Obtain access after March 3, 2024 , by contacting Eastern Engineering Plan Room, Private projects . Online access will be provided to prime bidders only.

1.4 TIME OF COMPLETION

A. Successful bidder shall begin the Work on receipt of the Notice to Proceed and shall complete the Work within the Contract Time.

1.5 BIDDER'S QUALIFICATIONS

A. Bidders must be properly licensed under the laws governing their respective trades and be able to obtain insurance and bonds required for the Work.

END OF DOCUMENT 001113

DOCUMENT 003113 - PRELIMINARY SCHEDULES

1.1 PROJECT SCHEDULE

A. This Document with its referenced attachments is part of the Procurement and Contracting Requirements for Project. They provide Owner's information for Bidders' convenience and are intended to supplement rather than serve in lieu of Bidders' own investigations. They are made available for Bidders' convenience and information, but do not affect Contract Time requirements. This Document and its attachments are not part of the Contract Documents.

B. Available Project information includes the following:

1. Project Schedule - The owner would like to begin construction of Bid Package 1 as soon as April of 2024 . Project documents were submitted to the City of Fishers for Approval on February 26, 2024.
2. **The owners have relaxed the date to start construction. Please include in your bid when you can start work if you are selected.**

END OF DOCUMENT 003113

DOCUMENT 004126 - BID FORM - CONSTRUCTION MANAGEMENT (MULTIPLE-PRIME CONTRACT)

1.1 BID INFORMATION

A. Bidder: _____.

B. Prime Contract: Drawings and Project Manual for Bid Package #1 as prepared by CEC, Inc. and Studio M Architecture and Planning dated 2/23/2024 and 3/4/2024 respectively.

C. Project Name: Citywalk on the Nickel Plate Trail.

D. Project Location: Lantern Road, Fishers, Indiana, 46038, United States.

E. Owner: Citywalk Development, LLC .

F. Architect: Studio M Architecture and Planning, LLC.

G. Architect Project Number: C_22024.

1.2 CERTIFICATIONS AND BASE BID

A. Base Bid, Bid Package #1: The undersigned Bidder, having carefully examined the Procurement and Contracting Requirements, Conditions of the Contract, Drawings, Specifications, and all subsequent Addenda, as prepared by Studio M Architecture and CEC, Inc. , having visited the site, and being familiar with all conditions and requirements of the Work, hereby agrees to furnish all material, labor, equipment and services, including all scheduled allowances, necessary to complete the construction of Bid Package #1 for above-named Project, according to the requirements of the Procurement and Contracting Documents, for the stipulated sum of:

1. _____ Dollars ($_____).
2. **Partial Bid Submissions: 1.The current bid set asks for a complete bid for the civil portion of the project. If you wish, you can submit a number for only those categories that for which you have expertise.**
3. Please provide a breakdown of the cost associated with the following category of the Base Bid amount listed above:
   a. General Conditions _____
   b. Site Supervision _____
   c. Fences and Gates _____
   d. Earthwork Mobilization and Demobilization _____
   e. On Site Sanitary Sewer _____
   f. On Site Storm Sewer _____
   g. Site Electrical _____
   h. Water Main Extension (including associated SWPP and Build Back)_____ _____
   i. On Site Water_____ _____
   j. Earthwork, Grading and Drainage_____ _____
   k. SWPP Requirements _____
   l. Site Concrete _____
   m. Asphalt Paving _____
   n. Survey and Staking _____
   o. Material Testing _____
   p. GC Fee _____
4. Unit Prices:
   a. Removal and haul off of unsuitable material _____per cubic yard
   b. Import clean fill _____per cubic yard
   c. #53 Stone delivered and placed _____per cubic yard
   d. #2 Stone delivered and placed _____per cubic yard
   e. #8 Stone delivered and placed _____per cubic yard
   f. d. Labor unit rates (all stated as a cost per hour include labor burden) i. Project Executive _____ii. Senior Project Manager _____iii. Project Manager_____iv. Assistant Project Manager _____v. Senior Superintendent _____vi. Superintendent_____

1.3 TIME OF COMPLETION

A. The undersigned Bidder proposes and agrees hereby to commence the Work of the Contract Documents on a date specified in a written Notice to Proceed to be issued by Architect, and shall fully complete the first phase that will allow foundation work, concrete forming and subsequent contractor access within _____ calendar days. Schedule for final completion of all work will be coordinated with the Construction Manager.

1.4 ACKNOWLEDGEMENT OF ADDENDA

A. The undersigned Bidder acknowledges receipt of and use of the following Addenda in the preparation of this Bid:

1. Addendum No. 1, dated March 12, 2024
2. Addendum No. 2, dated _____.

1.5 SUBMISSION OF BID

A. Respectfully submitted this ____ day of _____, 2024 .

B. Submitted By:_____(Name of bidding firm or corporation).

C. Authorized Signature:_____(Handwritten signature).

D. Signed By:_____(Type or print name).

E. Title:_____(Owner/Partner/President/Vice President).

F. Witnessed By:_____(Handwritten signature).

G. Attest:_____(Handwritten signature).

H. By:_____(Type or print name).

I. Title:_____(Corporate Secretary or Assistant Secretary).

J. Street Address:_____.

K. City, State, Zip:_____.

L. Phone:_____.

M. License No.:_____.

N. Federal ID No.:_____(Affix Corporate Seal Here).

END OF DOCUMENT 004126

SECTION 011000 - SUMMARY

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and other Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Section Includes:

1. Project information.
2. Work covered by Contract Documents.
3. Phased construction.
4. Multiple Work Packages.
5. Work under Owner's separate contracts.
6. Future work not part of this Project.
7. Contractor's use of site and premises.
8. Work restrictions.

1.3 DEFINITIONS

A. Work Package: A group of specifications, drawings, and schedules prepared by the design team to describe a portion of the Project Work for pricing, permitting, and construction.

1.4 PROJECT INFORMATION

A. Project Identification: Citywalk on the Nickel Plate Trail.

1. Project Location: Lantern Road, Fishers, Indiana, 46038, United States.

B. Owner: Citywalk Development LLC .

1. Owner's Representative: Hossam Wanas .

C. Architect: Studio M Architecture and Planning, 2 West Main, Carmel, Indiana, 46032.

1. Architect's Representative: Studio M Architecture.

D. Architect's Consultants: Architect has retained the following design professionals, who have prepared designated portions of the Contract Documents:

1. Civil Engineering and Landscape Design : Civil and Environmental Consultants, Inc. .
   a. Civil and Landscape Representative: Aaron Hurt .

E. Construction Manager: CitiBld, LLC .

1. Construction Manager Representative: Francois Mercho, francois@citywalkfishers.com, 317.201.4151 .
2. Construction Manager has been engaged for this Project to serve as an advisor to Owner and to provide assistance in administering the Contract for construction between Owner and each Contractor, according to a separate contract between Owner and Construction Manager.
   a. Construction Manager also serves as Project coordinator, as defined in Section 011200 "Multiple Contract Summary."

1.5 WORK COVERED BY CONTRACT DOCUMENTS

A. The Work of Project is defined by the Contract Documents and includes, but is not limited to, the following:

1. Civil engineering documents prepared by CEC, INc dated 2/23/2024 and other Work indicated in the Contract Documents.

B. Type of Contract:

1. Project will be constructed under coordinated, concurrent multiple contracts. See Section 011200 "Multiple Contract Summary" for a list of multiple contracts, a description of work included under each of the multiple contracts, and the responsibilities of Project coordinator.
2. **The link to the drawings and specs is https://distribution.easternengineering.com/View/ViewJobList.aspx?group_id=private_all. This is the "private" side of the Eastern Engineering Plan Room. The password is all lower case "citywalk".**
3. **The owners have extended the bid date until the 27th of March 2024 at 2:00 PM.**
4. **The current bid set asks for a complete bid for the civil portion of the project. If you wish, you can submit a number for only those categories that for which you have expertise.**
5. **The owners have also relaxed the date to start construction. Please include in your bid when you can start work if you are selected.**

1.6 PHASED CONSTRUCTION

A. Construct the Work in phases, with each phase substantially complete as indicated on Drawings .

1. Phase I : Water Main Extension, Survey and Testing, Grading, Drainage and SWPP requirements, on site utilities . Initial site concrete and asphalt subbase and base course.
   a. Commencement of Construction:
      1) Notice to Proceed: Work of this phase shall commence within 5 days after the Notice to Proceed.
      2) Start Date: Work of this phase shall commence no later than April 15, 2024 .
2. Phase II : Perform the remaining Work including remaining site concrete, top coat of asphalt, and fine grading. The remaining Work shall be substantially complete at time of Substantial Completion of the Work.

B. Before commencing Work of each phase, submit an updated copy of Contractor's construction schedule, showing the sequence, commencement and completion dates for all phases of the Work.

1.7 MULTIPLE WORK PACKAGES

A. Construction Documents for this Project will be issued in a series of Work Packages, each defining the Work under individual Contracts. Coordinate the Work under this Contract with separate contracts defined by other work packages. Work Packages consist of the following:

1. Early Site Package : Documents prepared by CEC, Inc. dated 2/23/2024 : . To be issued March 4, 2024 .
2. Foundations and Structure Package : . To be issued Spring 2024 .
3. General Building Package : . To be issued Summer 2024 .

1.8 WORK UNDER OWNER'S SEPARATE CONTRACTS

A. Work with Separate Contractors: Cooperate fully with Owner's separate contractors, so work on those contracts may be carried out smoothly, without interfering with or delaying Work under this Contract or other contracts. Coordinate the Work of this Contract with work performed under Owner's separate contracts.

B. Subsequent Work: Owner will award separate contract(s) for additional work to be performed at site concurrently with the work of this contract. Completion of that work will depend on successful completion of preparatory Work under this Contract.

1.9 CONTRACTOR'S USE OF SITE AND PREMISES

A. Unrestricted Use of Site: Each Contractor shall have full use of Project site for construction operations during construction period. Contractor's use of Project site is limited only by Owner's right to perform work or to retain other contractors on portions of Project.

1.10 WORK RESTRICTIONS

A. Comply with restrictions on construction operations.

1. Comply with limitations on use of public streets, work on public streets, rights of way, and other requirements of authorities having jurisdiction.

PART 2 - PRODUCTS (Not Used)

PART 3 - EXECUTION (Not Used)

END OF SECTION 011000