



GENERAL NOTES

- 1. ALL WORK TO CONFORM TO FEDERAL, STATE AND LOCAL REGULATIONS.
2. CONTRACTOR SHALL KEEP ADJOINING PROPERTIES CLEAN OF CONSTRUCTION DEBRIS AND CONSTRUCTION TRAFFIC AT ALL TIMES.
3. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE BASE SURVEY CONTROL POINTS DURING DEMOLITION AND CONSTRUCTION.
4. ALL UTILITY INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR. CONTACT ENGINEER IMMEDIATELY IF ANY VARIATION EXISTS.
5. MAINTAIN EXISTING UTILITIES TO REMAIN IN SERVICE AND PROTECT AGAINST DAMAGE DURING DEMOLITION AND CONSTRUCTION OPERATIONS.
6. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.

EXISTING TOPOGRAPHY NOTES

- 1. EXISTING TOPOGRAPHY IS PROVIDED BY: AMERICAN STRUCTUREPOINT, PROJECT: 2021.02344 DATED: SEPTEMBER 9, 2021.

DEMOLITION NOTES

- 1. CLEAR AND GRUB ALL TREES AND VEGETATION NECESSARY FOR CONSTRUCTION.
2. PROTECT TREES TO REMAIN DURING CONSTRUCTION.
3. PLANT MATERIALS TO REMAIN, TO BE PROTECTED BY TREE FENCE WHICH ENCOMPASSES ITS DRIP LINE. NO CONSTRUCTION EQUIPMENT, MATERIALS OR DEBRIS SHALL BE LOCATED WITHIN TREE PROTECTION BOUNDARIES. NO DEMOLITION CAN OCCUR UNTIL TREE PROTECTION IS APPROVED BY THE OWNER.
4. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING STRUCTURES, FENCES, CONCRETE, ASPHALT PAVEMENT AND OTHER MISCELLANEOUS APPURTENANCES OFF SITE, UNLESS NOTED TO REMAIN ON THE CONTRACT DRAWINGS.
5. DEMOLISH FOUNDATIONS AND OTHER BELOW-GRADE CONSTRUCTION, INCLUDING CONCRETE SLABS, TO A DEPTH OF NOT LESS THAN 48 INCHES BELOW LOWEST FOUNDATION LEVEL.
6. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES, WITH COMPACTED GRANULAR BACKFILL.
7. THE USE OF ANY TYPE OF EXPLOSIVES WILL NOT BE PERMITTED.
8. CONDUCT DEMOLITION AND CONSTRUCTION OPERATIONS TO ENSURE MINIMAL INTERFERENCE WITH STREETS, WALKS AND OTHER ADJACENT OCCUPIED FACILITIES.
9. DO NOT CLOSE OR OBSTRUCT STREETS, WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PERMISSION FROM THE LOCAL AUTHORITIES HAVING JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS, IF REQUIRED BY GOVERNING AUTHORITIES.
10. ENSURE SAFE PASSAGE OF PERSONS AROUND AREAS OF DEMOLITION AND CONSTRUCTION. CONDUCT OPERATIONS TO PREVENT DAMAGE TO ADJACENT STRUCTURES AND OTHER FACILITIES AND INJURY TO PERSONS.
11. PROMPTLY REPAIR DAMAGE TO ADJACENT FACILITIES CAUSED BY DEMOLITION AND CONSTRUCTION OPERATIONS.
12. ALL UTILITIES TO BE REMOVED SHALL BE DISCONNECTED AND CAPPED AT THE NEAREST CONNECTION POINT.
13. NO ON-SITE BURNING IS PERMITTED.
14. CONTRACTOR SHALL USE MEASURES TO CONTROL DUST AT ALL TIMES.
15. DEMOLITION ITEMS INCLUDE BUT ARE NOT LIMITED TO DEMOLITION ITEMS INDICATED ON THIS PLAN. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REMOVE OR RELOCATE ITEMS WHICH INTERFERE WITH NEW CONSTRUCTION.
16. ALL EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO COMMENCING DEMOLITION.

SITE NOTES

- 1. ALL PARKING STRIPES ARE TO BE 4" PAINTED (WHITE). ADA ACCESSIBLE PARKING STRIPES SHALL BE 4" PAINTED (BLUE).
2. ALL DIMENSIONS ARE TO THE EDGE OF PAVEMENT OR FACE OF CURB, UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS ARE TO FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
4. ALL DIMENSIONS ARE PARALLEL WITH, OR PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES, UNLESS OTHERWISE NOTED.
5. PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
6. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
7. EXISTING PAVEMENT TO BE SAW CUT IN ALL AREAS WHERE INDICATED NEW PAVEMENT TO JOIN EXISTING.
8. THE EDGE OF THE EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
9. CONCRETE SAW CUTTING SHALL BE DONE AS SOON AS POURED CONCRETE HAS CURED AND CAN SUPPORT WEIGHT. PROVIDE A NEAT CUT WHICH IS TRUE IN ALIGNMENT.
10. ALL JOINTS ARE TO CONTINUE THROUGH THE CURB.
11. RADIAL JOINTS SHALL BE NO SHORTER THAN 1.5'.
12. CONTRACTOR SHALL USE A THICKENED EXPANSION JOINT AROUND THE PERIMETER OF ANY BLOCK OUT IN THE CONCRETE PAVING.
13. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CLEANED OF DEBRIS, BLOWN DRY AND IMMEDIATELY SEALED WITH THE APPROPRIATE SEALANT ACCORDING TO MANUFACTURER'S DIRECTIONS.
14. ALL MATERIALS TO BE IN ACCORDANCE WITH LOCAL DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS RELATIVE TO MATERIAL, MIX, PLACEMENT AND WORKMANSHIP.
15. ALL SIDEWALKS SHALL COMPLY WITH ADA STANDARDS. MAXIMUM CROSS SLOPE OF 1:50 AND MAXIMUM LONGITUDINAL SLOPE OF 1:20.
16. CHAMFER ALL ENDS OF CURBS.

GRADING NOTES

- 1. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
2. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH), SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION. SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATIONS OF UTILITIES FOR THEIR OWN WORK.
4. CONTRACTOR TO ADJUST ALL EXISTING SURFACE INFRASTRUCTURE (HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEM, UTILITY PEDESTALS, ETC.) AS REQUIRED TO MEET PROPOSED GRADE AT HIS/HER OWN COST.
5. AFTER STRIPPING TOPSOIL MATERIAL, PROOFROLL SHALL BE PERFORMED BY A LOADED TANDEM PNEUMATIC TIRE DUMP TRUCK MINIMUM GROSS VEHICLE WEIGHT OF 15 TONS. THE TIRES SHALL BE OPERATED AT INFLATION PRESSURES BETWEEN 70-80 PSI UNLESS OTHERWISE NOTED BY THE GEOTECHNICAL ENGINEER. THE TIRES SHALL BE INFLATED WITH AIR ONLY, NO LIQUID SHALL BE USED. THE PROOFROLL SHALL BE COMPLETED UNDER INSPECTION OF SOILS FIRM TO DETERMINE LOCATIONS OF ANY POCKETS OF UNSUITABLE MATERIAL. THE NECESSITY FOR SUBDRAINS AND/OR REMOVAL OF ANY UNSUITABLE MATERIAL WILL BE DETERMINED AT THE TIME OF CONSTRUCTION.
6. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS. AFTER INSTALLATION, CONTRACTOR TO TEST FOR, AND CORRECT, IF ANY, STANDING WATER CONDITIONS.
7. ALL PROPOSED SPOT ELEVATIONS OR CONTOURS ARE THE FINAL PAVEMENT AND FINAL GRADE ELEVATIONS.
8. SEE APPROPRIATE DETAILS TO DETERMINE SUBGRADE ELEVATIONS BELOW FINISH GRADE ELEVATIONS INDICATED.
9. TRENCHES FOR ALL STORM DRAIN LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF WITHIN 5 FEET OF PAVEMENT.
10. CONTRACTOR TO PERPETUATE ANY SUBSURFACE DRAIN TILES OR PIPES ENCOUNTERED DURING CONSTRUCTION AND PROVIDE POSITIVE OUTLET TO DOWNSTREAM RECEIVING SYSTEM. CONTRACTOR TO NOTIFY THE ENGINEER WITH ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.
11. DUE TO SITE CONSTRAINTS, THE EARTHWORK FOR THE SITE AS DESIGNED MAY OR MAY NOT BALANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE EXISTING CONDITIONS AND INCLUDE IN THEIR BID ALL EARTHWORK COSTS INCLUDING IMPORTS AND/OR EXPORTS NECESSARY TO MAKE THE SITE BALANCE.
12. CONTRACTOR TO STABILIZE EXPOSED EARTH AS INDICATED BY THE STORMWATER POLLUTION PREVENTION PLAN OR GOVERNING AUTHORITY.

UTILITY NOTES

- 1. SITE UTILITIES SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
2. THE EXCAVATING CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO AS NOT TO CAUSE DAMAGE.
3. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES 72 HOURS BEFORE CONSTRUCTION IS TO START TO VERIFY IF ANY UTILITIES ARE PRESENT ON SITE. ALL VERIFICATIONS (LOCATION, SIZE AND DEPTH), SHALL BE MADE BY THE APPROPRIATE UTILITY COMPANIES. WHEN EXCAVATING AROUND OR OVER EXISTING UTILITIES, THE CONTRACTOR MUST NOTIFY THE UTILITY COMPANY SO A REPRESENTATIVE OF THAT UTILITY COMPANY CAN BE PRESENT TO INSTRUCT AND OBSERVE DURING CONSTRUCTION. SUBCONTRACTORS ARE RESPONSIBLE FOR LOCATIONS OF UTILITIES FOR THEIR OWN WORK.
4. CONTRACTOR TO ADJUST ALL EXISTING SURFACE INFRASTRUCTURE (HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEM, UTILITY PEDESTALS, ETC.) AS REQUIRED TO MEET PROPOSED GRADE.
5. ALL UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS FOR EACH UTILITY AGENCY HAVING JURISDICTION.
6. TRENCHES FOR ALL UTILITY LINES SHALL BE BACKFILLED COMPLETELY WITH SELECT GRANULAR MATERIAL IF THE TOP OF THE TRENCH IS WITHIN 5 FEET OF PAVEMENT.
7. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES AND CONDUITS TO AVOID CONFLICTS AND PROVIDE REQUIRED MINIMUM DEPTHS OF COVER. THE CONTRACTOR SHALL PROVIDE ANY ADDITIONAL BENDS WITH THRUST BLOCKS REQUIRED TO ASSURE PROPER INSTALLATION OF WATER MAINS AND LATERALS.
8. IN THE EVENT OF A CONFLICT BETWEEN WATER LINES AND STORM DRAINS, THE CONTRACTOR SHALL EITHER ADJUST THE WATER LINE DOWNWARD IN SUCH A MANNER SO THAT THE PIPE MANUFACTURER'S RECOMMENDATIONS ON PIPE DEFLECTION AND JOINT STRESS ARE NOT EXCEEDED OR THE CONTRACTOR SHALL PROVIDE APPROPRIATE BENDS AND CROSSINGS.
9. ALL COORDINATES AND DIMENSIONS ARE TO THE CENTERLINE OF UTILITIES AND STRUCTURES.
10. ALL PROPOSED STORM SEWER AND DRAINAGE APPURTENANCES SHALL BE IN CONFORMANCE WITH THE TOWN OF PLAINFIELD STORMWATER SPECIFICATIONS, LATEST EDITION. DISCREPANCIES BETWEEN THE PLANS AND THE STORMWATER SPECIFICATIONS SHALL NOT ALLEVIATE THE CONTRACTOR FROM ADHERING TO THE REQUIREMENTS AS SET FORTH IN THE STORMWATER SPECIFICATIONS.

EROSION CONTROL NOTES

- 1. CONTRACTOR SHALL INSTALL ALL PERIMETER SILT FENCE AND SEDIMENT CONTROL BARRIERS PRIOR TO CLEARING AND GRADING.
2. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
3. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
4. LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING RE-GRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
5. SEDIMENT LADEN WATER SHALL BE DETAINED BY EROSION CONTROL PRACTICES AS NEEDED TO MINIMIZE SEDIMENTATION IN RECEIVING WATER. NO STORM WATER SHALL BE DISCHARGED FROM THE SITE IN A MANNER THAT CAUSES EROSION AT THE POINT OF DISCHARGE.
6. WASTE AND UNUSED BUILDING MATERIALS SHALL NOT BE ALLOWED TO BE CARRIED FROM THE SITE BY STORM WATER RUNOFF. PROPER DISPOSAL OF ALL WASTE AND UNUSED BUILDING MATERIALS IS REQUIRED.
7. SEDIMENT BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS SHALL BE MINIMIZED. CLEARING OF ACCUMULATED SEDIMENT SHALL NOT INCLUDE FLUSHING WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE SITE FOR DISPOSAL.
8. SOIL WHICH HAS ACCUMULATED NEXT TO EROSION CONTROL DEVICES SHALL BE COLLECTED AND RE-DISTRIBUTED ON SITE AFTER EACH RAINFALL EVENT, AND AT LEAST ONCE A WEEK.
9. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
10. THE SITE IS NOT LOCATED WITHIN ANY FLOODPLAIN, FLOODWAY OR FLOODWAY FRINGE AS INDICATED ON THE FLOOD INSURANCE RATE MAP (FIRM) FOR HENDRICKS COUNTY, IN, MAP NUMBER 18063002760, DATED SEPTEMBER 25, 2009.
11. SCHEDULE OF EARTHWORK ACTIVITIES:
a. THE DURATION OF TIME WHICH AN AREA REMAINS EXPOSED SHALL BE KEPT TO A PRACTICAL MINIMUM. THE AREA SHALL BE STABILIZED AS SOON AS POSSIBLE. UN-VEGETATED AREAS THAT ARE SCHEDULED OR LIKELY TO BE LEFT INACTIVE FOR FIFTEEN (15) DAYS OR MORE MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITH MEASURES APPROPRIATE FOR THE SEASON TO MINIMIZE EROSION POTENTIAL. ALTERNATIVE MEASURES TO SITE STABILIZATION ARE ACCEPTABLE IF THE PROJECT SITE OWNER OR THEIR REPRESENTATIVE CAN DEMONSTRATE THEY HAVE IMPLEMENTED EROSION AND SEDIMENT CONTROL MEASURES ADEQUATE TO PREVENT SEDIMENT DISCHARGE.
b. TOPSOIL REPLACEMENT SHALL TAKE PLACE FROM MARCH 1 TO OCTOBER 31. STOCKPILE TOPSOIL AT ALL OTHER TIMES OF THE YEAR. PERMANENT AND FINAL VEGETATION AND STRUCTURAL EROSION CONTROL DEVICES SHALL BE INSTALLED WITHIN SEVEN (7) DAYS AFTER FINAL GRADING OR AS SOON AS POSSIBLE.
c. INSTALL INLET PROTECTION AROUND INLETS IMMEDIATELY UPON COMPLETION OF THE STRUCTURE. REMOVE INLET PROTECTION FOR PAVING OPERATION. REPLACE INLET PROTECTION AFTER PAVING IS COMPLETE. INLET PROTECTION SHALL REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED ON SEEDED AREAS BEHIND THE CURB.
12. PRIOR TO COMPLETION OF THE PROJECT, CONTRACTOR SHALL CLEAN OUT ALL STORM DRAINAGE STRUCTURES AND RESTORE ALL DITCHES AND PONDS TO DESIGNED GRADES.
13. CONTRACTOR SHALL REMOVE ALL SEDIMENT CONTROL BARRIERS ONCE CONSTRUCTION IS COMPLETE AND THE SITE HAS BEEN STABILIZED.
14. ALL PROPOSED EROSION AND SEDIMENT CONTROL SHALL BE IN CONFORMANCE WITH THE TOWN OF PLAINFIELD STORMWATER SPECIFICATIONS, LATEST EDITION. DISCREPANCIES BETWEEN THE PLANS AND THE STORMWATER SPECIFICATIONS SHALL NOT ALLEVIATE THE CONTRACTOR FROM ADHERING TO THE REQUIREMENTS AS SET FORTH IN THE STORMWATER SPECIFICATIONS.
15. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES MAY BE REQUIRED BY THE INSPECTOR.

EXISTING LEGEND

Table with 2 columns of symbols and descriptions: Beehive Inlet, Clean Out, Combination Pole, Curb Inlet, Drainage Inlet, Drainage MH, Fire Hydrant, Gas Marker, Gas Valve, Guy Wire, Lid, Mail Box, Post, Sanitary MH, Stand Pipe, Telephone Handhole, Temporary Bench Mark, Transformer, Water Valve, Water Valve Shut Off, Buried Electric Line, Buried Gas Line, Buried Telephone Line, Buried Water Line, Overhead Electric Line, Tree.

BENCHMARK DATA

BENCHMARK (NAVD '88): ABOUT 1.3 MILES SOUTH ALONG THE AVON-PLAINFIELD ROAD FROM THE INTERSECTION WITH U.S. HIGHWAY 36 AT AVON, 0.2 MILES NORTH OF THE INTERSECTION WITH AN EAST-WEST GRAVEL ROAD, AT A FARM LANE INTERSECTION, 32 FEET EAST OF THE CENTERLINE OF THE ROAD, 11 FEET NORTH OF THE CENTERLINE OF FARM ROAD LEADING EAST, 4.5 FEET SOUTHWEST OF POWER LINE POLE C-10-1, 2 FEET SOUTH OF AN EAST-WEST FENCE LINE, 1.5 FEET OF A WHITE WOODEN WITNESS POST AND ABOUT 2.5 FEET HIGHER THAN ROAD LEVEL. A STANDARD DISK, STAMPED F 61 1946 AND SET IN THE TOP OF A CONCRETE POST PROJECTING 5 INCHES ABOVE GROUND. ELEV. 829.75'
TBM #61 MAG SPIKE IN SOUTH SIDE OF CONTROL POLE #061-227, 1' ABOVE GRADE, LOCATED IN THE NORTHWEST QUADRANT OF INTERSECTION OF MIDWEST DRIVE AND BRADFORD ROAD.. ELEV.806.21
TBM #62 CUT "X" ON NORTHEAST BOLT OF FIRE HYDRANT, LOCATED ±100' NORTH OF THE CENTER LINE OF ENTRANCE TO "CAMPBELLS SNACKS" AND ±125' EAST OF THE CENTER LINE OF MIDWEST DRIVE. ELEV.810.57



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APPROVAL PENDING
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ALLPOINTS MIDWEST
BUILDING 10B
PLAINFIELD, INDIANA

ISSUANCES

Table with 3 columns: #, Description, Date

DRAWING INFORMATION

Scale: AS NOTED
Date: 09/02/2021
Checked By: NRE
Drawn By: JLB
Duke Realty Job #: BR010A-011
A/E Job #: 2021.02344

DRAWING / SHEET TITLE

GENERAL NOTES

SHEET NUMBER

C002

GEOTECHNICAL & ENVIRONMENTAL NOTE:

- 1. CONTRACTOR SHALL REFER TO THE GEOTECHNICAL ENGINEERING REPORT FOR INFORMATION ABOUT SOIL CONDITIONS.
2. CONTRACTOR SHALL REFER TO THE ENVIRONMENTAL REPORT FOR INFORMATION ON ENVIRONMENTAL FINDINGS ON THE SITE.
GENERAL NOTES:
1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-362-5544
- INDIANA UNDERGROUND -



**APPROVAL PENDING  
NOT FOR CONSTRUCTION**  
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**ALLPOINTS MIDWEST  
BUILDING 10B**  
PLAINFIELD, INDIANA

**ISSUANCES**

#	Description	Date

**DRAWING INFORMATION**

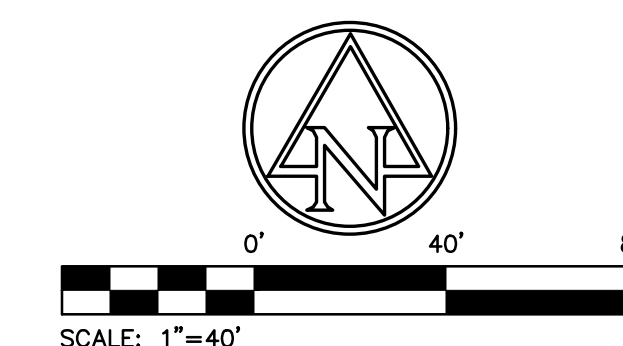
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Date: 09/02/2021  
Checked By: NRE  
Drawn By: JLB  
Duke Realty Job #: BR01A-011  
A/E Job #: 2021.02344

**DRAWING / SHEET TITLE**

**DEMOLITION PLAN**

**SHEET NUMBER**

**C110**



**EXISTING LEGEND**

- ⊙ Beehive Inlet
- ⊕ Clean Out
- ⊕ Combination Pole
- ⊕ Curb Inlet
- ⊕ Drainage Inlet
- ⊕ Drainage MH
- ⊕ Fire Hydrant
- ⊕ Gas Marker
- ⊕ Gas Valve
- ⊕ Guy Wire
- ⊕ Lid
- ⊕ Mail Box
- ⊕ Post
- ⊕ Sanitary MH
- ⊕ Stand Pipe
- ⊕ Telephone Handhole
- ⊕ Temporary Bench Mark
- ⊕ Transformer
- ⊕ Water Valve
- ⊕ Water Valve Shut Off
- e- Buried Electric Line
- g- Buried Gas Line
- t- Buried Telephone Line
- w- Buried Water Line
- ohe- Overhead Electric Line
- ⊕ Tree

**DEMOLITION LEGEND**

- ⊕ EXISTING UTILITY TO BE REMOVED
- ⊕ PAVEMENT TO BE SAWCUT
- ⊕ EXISTING CURB TO BE REMOVED
- ⊕ EXISTING ASPHALT TO BE REMOVED
- ⊕ EXISTING CONCRETE AND BASE TO BE REMOVED

**KEYNOTES**

- EXISTING ASPHALT PAVEMENT AND BASE MATERIAL TO BE REMOVED (SAWCUT FOR CLEAN EDGE).
- EXISTING CONCRETE CURB AND GUTTER TO BE REMOVED.
- PROTECT EXISTING UTILITY THROUGHOUT DURATION OF CONSTRUCTION.
- REMOVE EXISTING CONCRETE, BASE, CONCRETE PADS AND OTHER MISCELLANEOUS CONCRETE MATERIAL (SAWCUT FOR CLEAN EDGE).
- PROTECT EXISTING STORM STRUCTURE. EXISTING CASTING TO BE REPLACED WITH NEENAH R-3472 FLAT CASTING. CONTRACTOR SHALL FIELD VERIFY EXISTING STORM STRUCTURE TYPE PRIOR TO CONSTRUCTION/BIDDING AND INCLUDE ALL ASSOCIATED COSTS. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES.
- PROTECT EXISTING INLET. EXISTING CASTING TO BE REPLACED WITH APPROPRIATE FLAT CASTING. CONTRACTOR TO VERIFY EXISTING INLET/ MANHOLE TYPE AND PROVIDE SUBSTITUTE CASTING REPLACEMENT.
- EXISTING TRANSFORMER TO BE RELOCATED. CONTRACTOR TO FIELD VERIFY LOCATION AND COORDINATE WITH LOCAL UTILITY PROVIDER.
- REMOVE TREES/BRUSH AS NEEDED FOR PROPOSED IMPROVEMENTS.
- ADJUST CASTING TO PROPOSED GRADE.
- REMOVE AND REPLACE ASPHALT.
- PROTECT EXISTING STORM STRUCTURE. EXISTING CASTING TO BE REPLACED WITH NEENAH R-3287-10V CURB CASTING. CONTRACTOR SHALL FIELD VERIFY EXISTING STORM STRUCTURE TYPE PRIOR TO CONSTRUCTION/BIDDING AND INCLUDE ALL ASSOCIATED COSTS. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES.
- PROTECT EXISTING STORM STRUCTURE. EXISTING CASTING TO BE REPLACED WITH NEENAH R-4215-10V CURB CASTING. CONTRACTOR SHALL FIELD VERIFY EXISTING STORM STRUCTURE TYPE PRIOR TO CONSTRUCTION/BIDDING AND INCLUDE ALL ASSOCIATED COSTS. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES.
- PROTECT EXISTING STORM STRUCTURE. EXISTING CASTING TO BE REPLACED WITH NEENAH R-3457-C2 FLAT CASTING. CONTRACTOR SHALL FIELD VERIFY EXISTING STORM STRUCTURE TYPE PRIOR TO CONSTRUCTION/BIDDING AND INCLUDE ALL ASSOCIATED COSTS. NOTIFY ENGINEER IMMEDIATELY IF ANY DISCREPANCIES.
- EXISTING INLET TO BE REMOVED. CONTRACTOR TO FIELD VERIFY LOCATION AND COORDINATE WITH LOCAL UTILITY PROVIDER.

**GENERAL NOTES:**

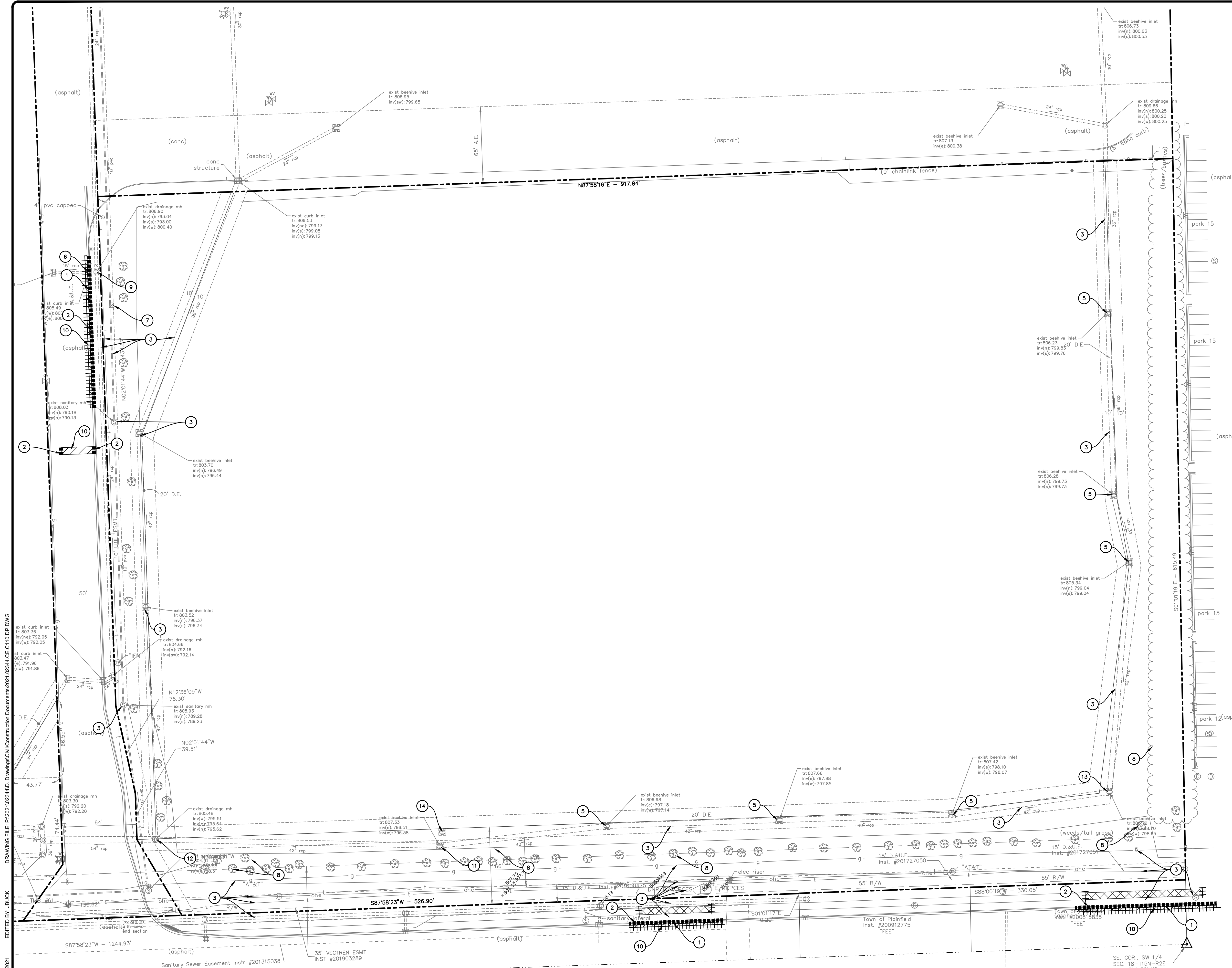
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- INDIANA UNDERGROUND -

UTILITY	COMPANY	CONTACT	PHONE NO.
GAS	VECTREN	CERRY JONES	317-718-3604
ELECTRIC	DUKE ENERGY	BRIAN BANTLEY	317-745-1006
CABLE	COMCAST	MICHELLE MINDRUP	317-716-4151
TELEPHONE	A&T	MICHAEL CARTER	317-722-2299
WATER	TOWN OF PLAINFIELD	JASON CASTETIER	317-839-3490
SANITARY	PLAINFIELD SEWER DEPARTMENT	TIMOTHY BELOHER	317-839-2561
STORM	HENDRICKS COUNTY SURVEYOR	DAVID GASTON	317-745-9237
PUBLIC WORKS	TOWN OF PLAINFIELD	RYAN CANNON	317-272-0948
FIRE DEPARTMENT	TOWN OF PLAINFIELD	BRIAN RUSSELL	317-839-6939
STATE	INDIANA DEPARTMENT OF TRANSPORTATION	GARY BROWSER	765-361-5249
SOIL WATER	HENDRICKS COUNTY SOIL & WATER CONSERVATION DISTRICT	JESSICA NORCROSS	317-745-2555



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 PLOT SCALE: 1:1

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**ALLPOINTS MIDWEST  
BUILDING 10B**  
PLAINFIELD, INDIANA

**ISSUANCES**

#	Description	Date

**DRAWING INFORMATION**

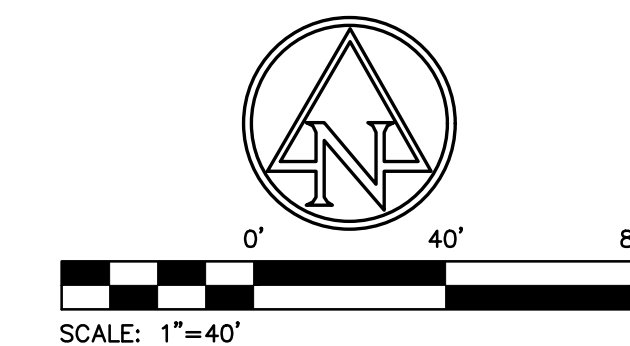
Scale: AS NOTED  
Date: 09/02/2021  
Checked By: NRE  
Drawn By: JLB  
Duke Realty Job #: BR01A-011  
A/E Job #: 2021.02344

**DRAWING / SHEET TITLE**

**SITE PLAN**

SHEET NUMBER

**C200**



**EXISTING LEGEND**

- Beehive Inlet
- Clean Out
- Combination Pole
- Curb Inlet
- Drainage Inlet
- Drainage MH
- Fire Hydrant
- Gas Marker
- Gas Valve
- Guy Wire
- Lid
- Mail Box
- Post
- Sanitary MH
- Stand Pipe
- Telephone Handhole
- Temporary Bench Mark
- Transformer
- Water Valve
- Water Valve Shut Off
- Buried Electric Line
- Buried Gas Line
- Buried Telephone Line
- Buried Water Line
- Overhead Electric Line
- Tree

**SITE LEGEND**

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

**SITE DATA TABLE**

SITE ZONING:	I2
PROJECT AREA:	12.62± ACRES
BUILDING AREA:	204,638 SF
SITE IMPERVIOUS AREA:	9.46± ACRES
STANDARD PARKING (9'x20'):	145
ADA PARKING PROVIDED:	6
( INCLUDES 3 VAN ACCESSIBLE )	
TOTAL PROPOSED PARKING:	151
TOTAL FUTURE PARKING:	89
TOTAL PROPOSED TRAILER PARKING:	59

**KEYNOTES**

1. 6" EXTRUDED CURB
2. 2" COMBINED CONCRETE CURB & GUTTER (PER TOWN OF PLAINFIELD STANDARDS).
3. CONCRETE SIDEWALK
4. COMBINED CONCRETE CURB & WALK
5. CURB TAPER
6. ADA ACCESSIBLE RAMP TYPE 'G'
7. ADA ACCESSIBLE RAMP TYPE 'K'
8. ADA PARKING SPACE (4" BLUE PAINT STRIPE)
9. ADA PARKING SYMBOL
10. ADA ACCESSIBLE PARKING SIGN
11. PARKING SPACE (4" WHITE PAINT STRIPE)
12. CONCRETE WHEEL STOP
13. CONCRETE WHEEL STOP 'TRAILER'
14. CONCRETE BOLLARD
15. STOP SIGN
16. NO TRUCK TRAFFIC SIGNAGE
17. 24" STOP BAR (PAINTED WHITE)
18. METAL STAIRS (REFER TO ARCHITECTURAL PLANS FOR MORE INFORMATION)
19. TRANSFORMER PAD PER UTILITY COMPANY STANDARDS
20. 5'x5' CONCRETE STOOP (USE CONCRETE SIDEWALK SECTION)
21. CONCRETE INLET APRON
22. 3' MOW STRIP (REFER TO LANDSCAPE PLANS FOR MORE INFORMATION).
23. DIRECTIONAL SIGN (BY OTHERS).
24. MONUMENT SIGN (BY OTHERS).
25. 3' GRAVEL LEVEL SPREADER
26. 2' DEPRESSED CURB & GUTTER (PER TOWN OF PLAINFIELD STANDARDS).
27. CROSSWALK STRIPING, (PER TOWN OF PLAINFIELD STANDARDS).

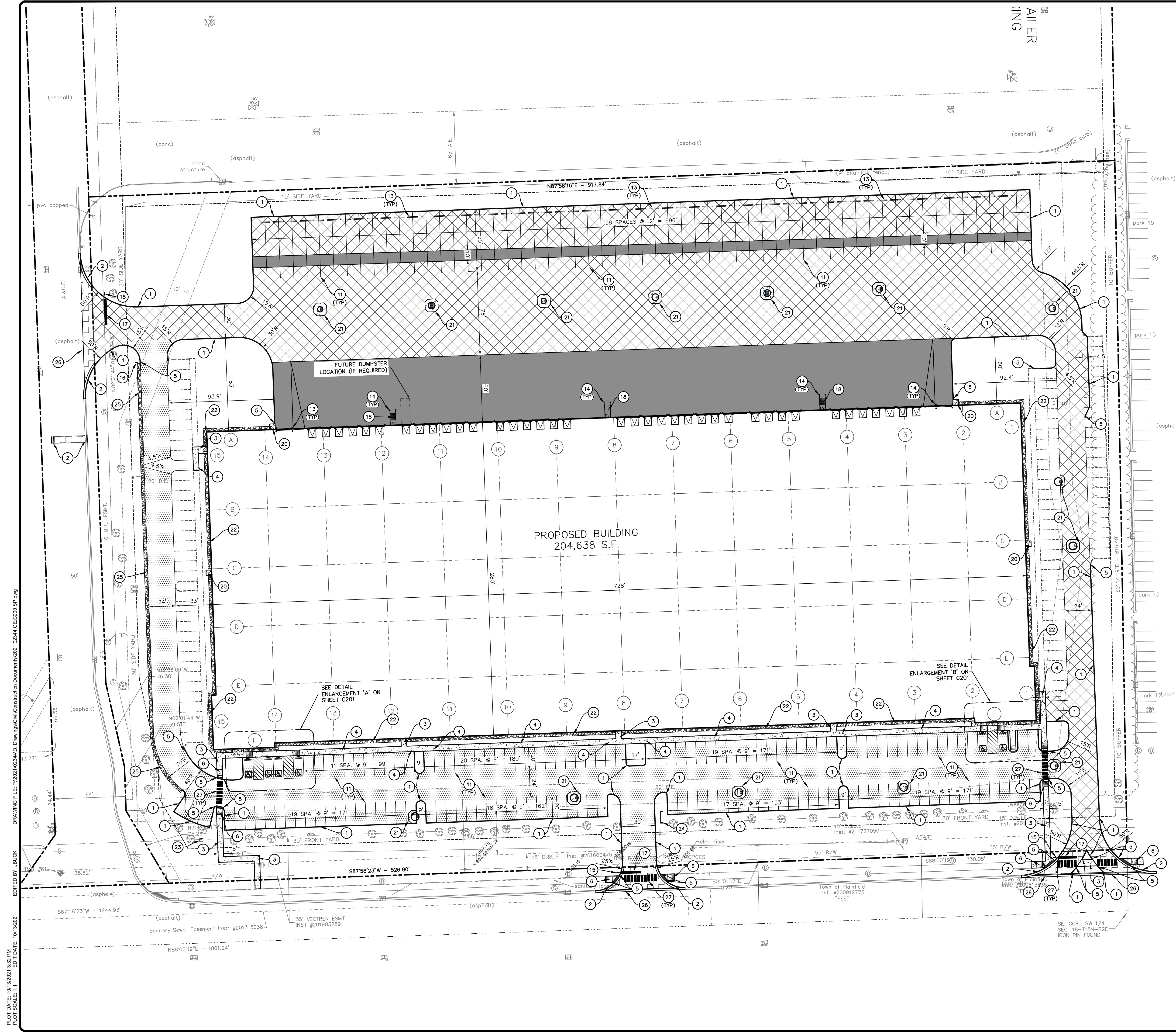
**GENERAL NOTES:**

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

**CAUTION !!**

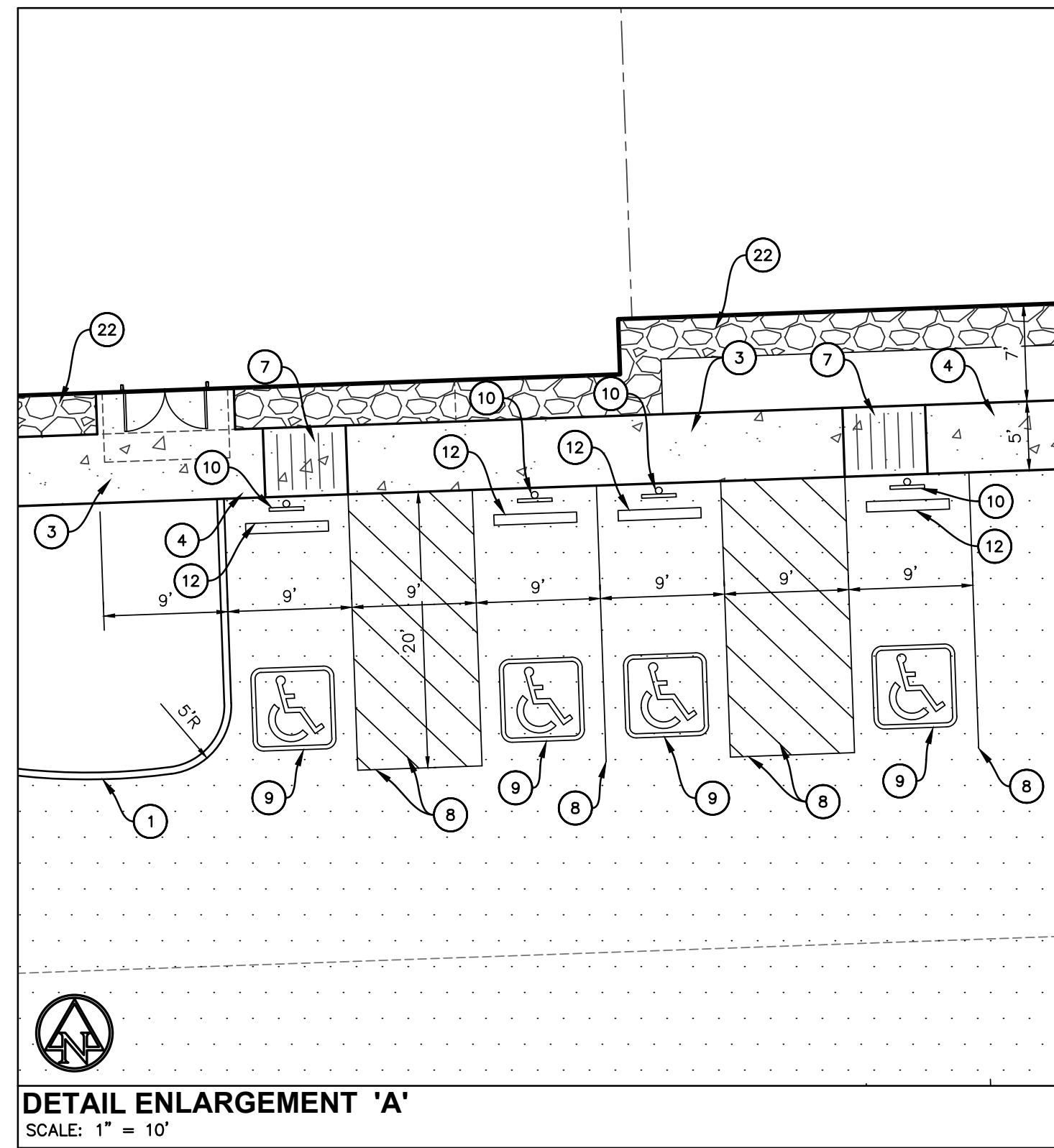
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CALL TOLL FREE  
"811" OR 1-800-382-5544  
- INDIANA UNDERGROUND -

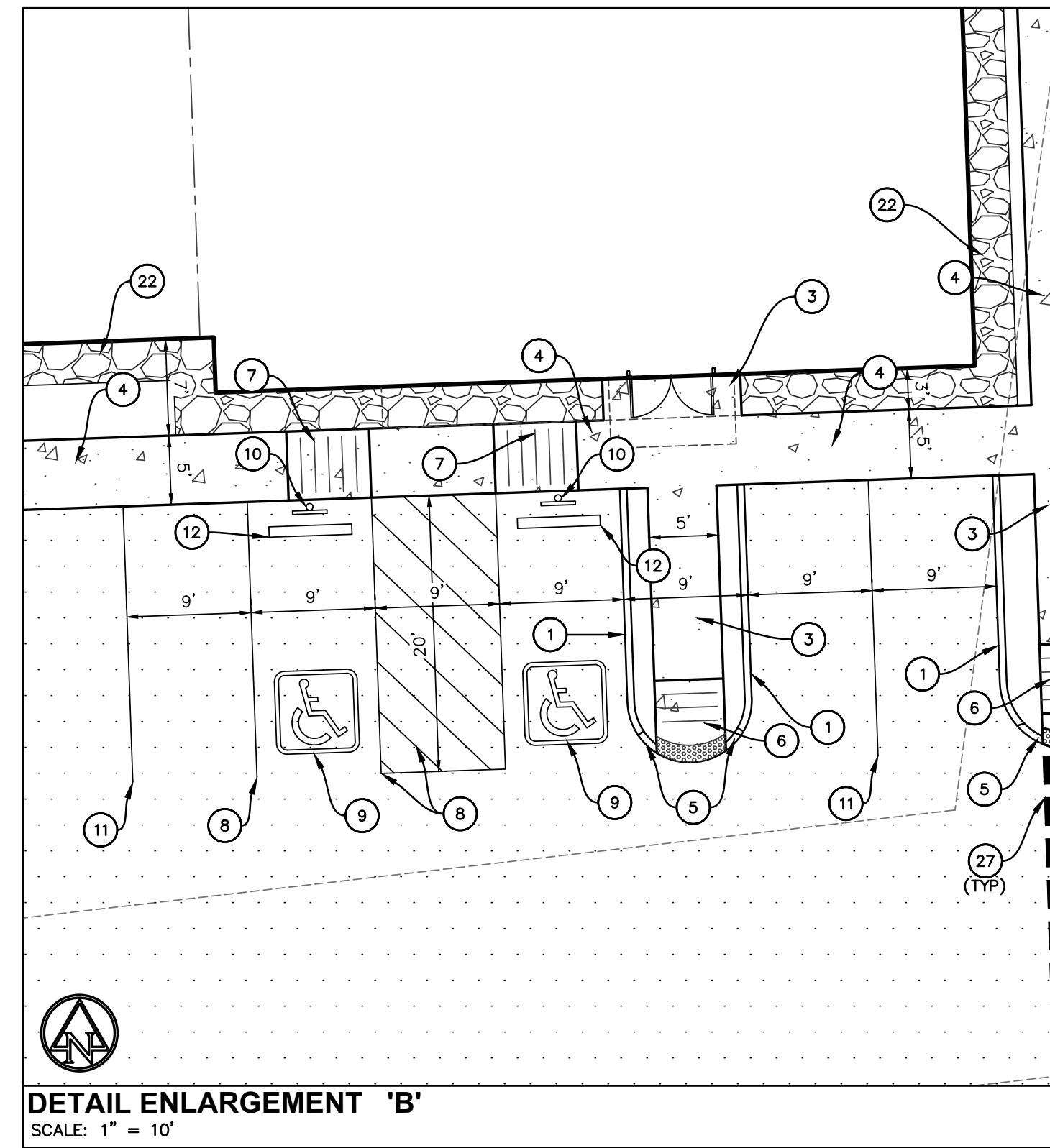


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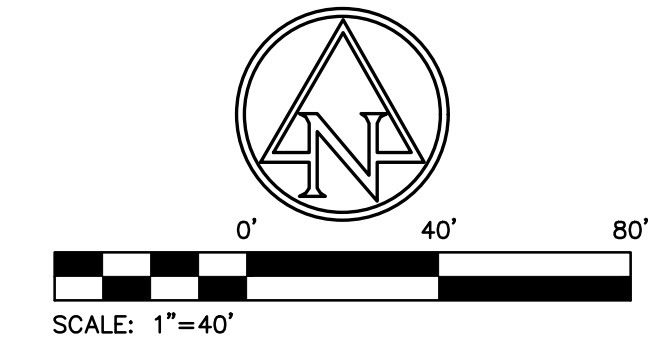
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 EDITED BY: JBUCK  
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**DETAIL ENLARGEMENT 'A'**  
SCALE: 1" = 10'



**DETAIL ENLARGEMENT 'B'**  
SCALE: 1" = 10'



**EXISTING LEGEND**

- |                    |                             |
|--------------------|-----------------------------|
| ⊙ Beehive Inlet    | ⊕ Telephone Handhole        |
| ⊙ Clean Out        | ⊕ Temporary Bench Mark      |
| ⊕ Combination Pole | ⊕ Transformer               |
| ⊕ Curb Inlet       | ⊕ Water Valve               |
| ⊕ Drainage Inlet   | ⊕ Water Valve Shut Off      |
| ⊕ Drainage MH      | -e- Buried Electric Line    |
| ⊕ Fire Hydrant     | -g- Buried Gas Line         |
| ⊕ Gas Marker       | -t- Buried Telephone Line   |
| ⊕ Gas Valve        | -w- Buried Water Line       |
| ⊕ Guy Wire         | -oh- Overhead Electric Line |
| ⊕ Lid              | ⊕ Tree                      |
| ⊕ Mail Box         |                             |
| ⊕ Post             |                             |
| ⊕ Sanitary MH      |                             |
| ⊕ Stand Pipe       |                             |

**SITE LEGEND**

- |  |                               |
|--|-------------------------------|
|  | LIGHT DUTY ASPHALT PAVEMENT   |
|  | HEAVY DUTY ASPHALT PAVEMENT   |
|  | RIGHT OF WAY ASPHALT PAVEMENT |
|  | HEAVY DUTY CONCRETE PAVEMENT  |
|  | CONCRETE SIDEWALK             |

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**GENERAL NOTES:**

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3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

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 317.808.6000 • 317.808.6650 (fx)

**CIVIL ENGINEER**



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

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

**ALLPOINTS MIDWEST  
 BUILDING 10B**  
 PLAINFIELD, INDIANA

**ISSUANCES**

#	Description	Date

**DRAWING INFORMATION**

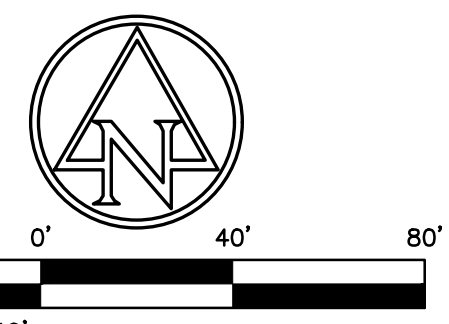
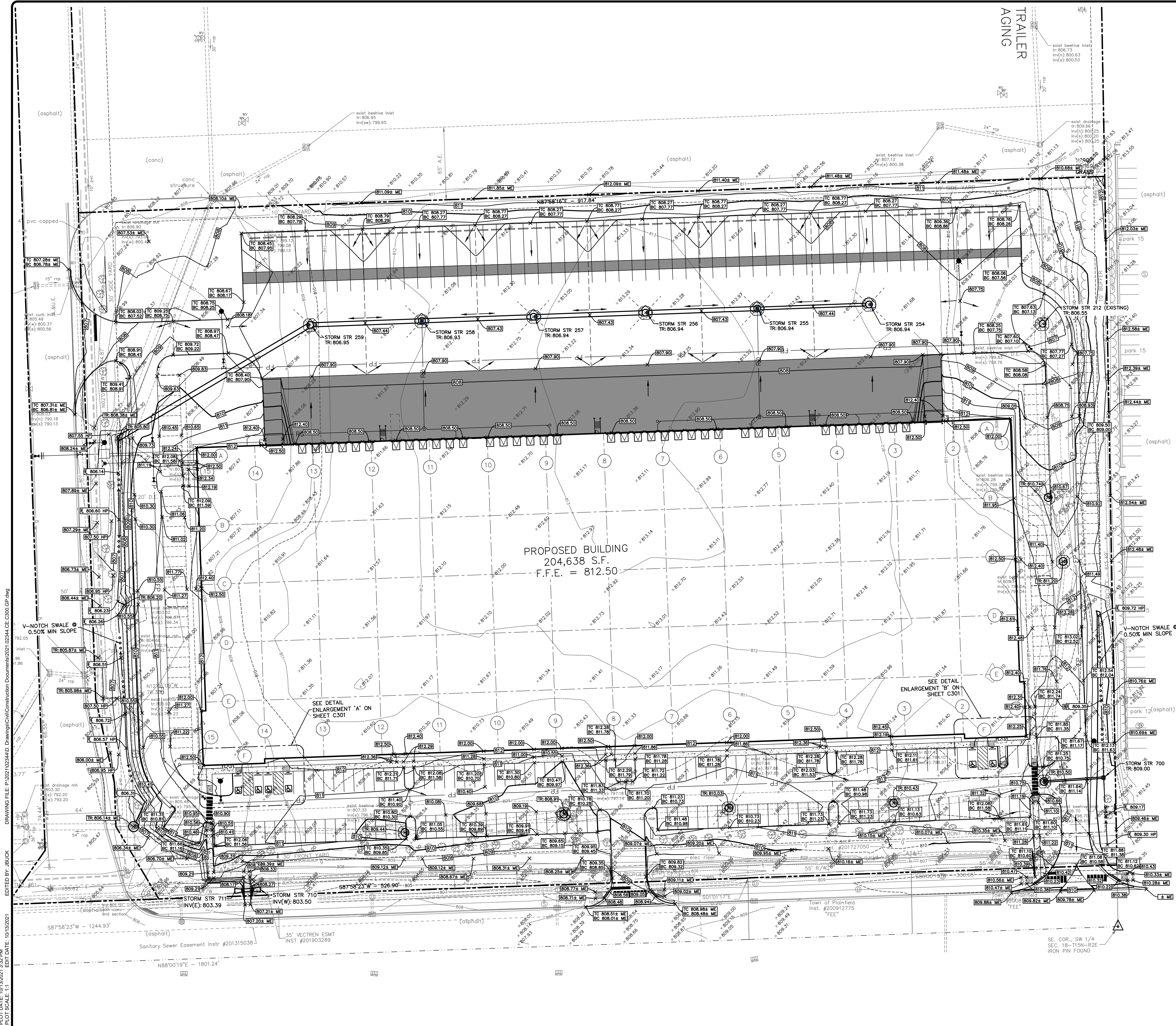
Scale: AS NOTED  
 Date: 09/02/2021  
 Checked By: NRE  
 Drawn By: JLB  
 Duke Realty Job #: BR01A-011  
 A/E Job #: 2021.02344

**DRAWING / SHEET TITLE**

**SITE PLAN**

SHEET NUMBER

**C201**



**EXISTING LEGEND**

- Beehive Inlet
- Clean Out
- Combination Pole
- Curb Inlet
- Drainage Inlet
- Drainage MH
- Fire Hydrant
- Gas Marker
- Gas Valve
- Guy Wire
- Lid
- Mail Box
- Post
- Sanitary MH
- Stand Pipe
- Telephone Handhole
- Temporary Bench Mark
- Transformer
- Water Valve
- Water Valve Shut Off
- Buried Electric Line
- Buried Gas Line
- Buried Telephone Line
- Buried Water Line
- Overhead Electric Line
- Tree

**BENCHMARK DATA**

**BENCHMARK (NAVD '88):**  
 ABOUT 1.3 MILES SOUTH ALONG THE AVON-PLAINFIELD ROAD FROM THE INTERSECTION WITH U.S. HIGHWAY 36 AT AVON, 0.2 MILES NORTH OF THE INTERSECTION WITH AN EAST-WEST GRAVEL ROAD, AT A FARM LANE INTERSECTION, 32 FEET EAST OF THE CENTERLINE OF THE ROAD, 11 FEET NORTH OF THE CENTERLINE OF FARM ROAD LEADING EAST, 4.5 FEET SOUTHWEST OF POWER LINE POLE C-10-1, 2 FEET SOUTH OF AN EAST-WEST FENCE LINE, 1.5 FEET OF A WHITE WOODEN WITNESS POST AND ABOUT 2.5 FEET HIGHER THAN ROAD LEVEL. A STANDARD DISK, STAMPED F 61 1946 AND SET IN THE TOP OF A CONCRETE POST PROJECTING 5 INCHES ABOVE GROUND.  
 ELEV: 829.75'

**TBM #61**  
 MAG SPIKE IN SOUTH SIDE OF CONTROL POLE #061-227, 1' ABOVE GRADE, LOCATED IN THE NORTHWEST QUADRANT OF INTERSECTION OF MIDWEST DRIVE AND BRADFORD ROAD.  
 ELEV: 806.21

**TBM #62**  
 CUT "X" ON NORTHEAST BOLT OF FIRE HYDRANT, LOCATED ±100' NORTH OF THE CENTER LINE OF ENTRANCE TO "CAMPELLS SNACKS" AND ±125' EAST OF THE CENTER LINE OF MIDWEST DRIVE.  
 ELEV: 810.57'

**GRADING LEGEND**

- MATCH EXISTING
- FLOWLINE
- BOTTOM OF CURB
- TOP OF CURB
- HIGH POINT
- LOW POINT
- CONTOURS
- SWALE
- CURB ELEVATIONS
- SPOT ELEVATIONS
- FLOW ARROW
- STORM SEWER LINE
- PAVEMENT UNDERDRAIN
- STRUCTURES
- RIDGE LINE

PROPOSED BUILDING  
 204,638 S.F.  
 F.F.E. = 812.50

**Duke REALTY**

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**ALLPOINTS MIDWEST  
 BUILDING 10B**

PLAINFIELD, INDIANA

**ISSUANCES**

#	Description	Date

**DRAWING INFORMATION**

Scale: AS NOTED  
 Date: 09/02/2021  
 Checked By: NRE  
 Drawn By: JILB  
 Duke Realty Job #: BR01A-011  
 A/E Job #: 2021.02344

**DRAWING / SHEET TITLE**

**GRADING PLAN**

SHEET NUMBER

**C300**

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

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 EDITOR: BUICK





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**ALLPOINTS MIDWEST  
BUILDING 10B**  
PLAINFIELD, INDIANA

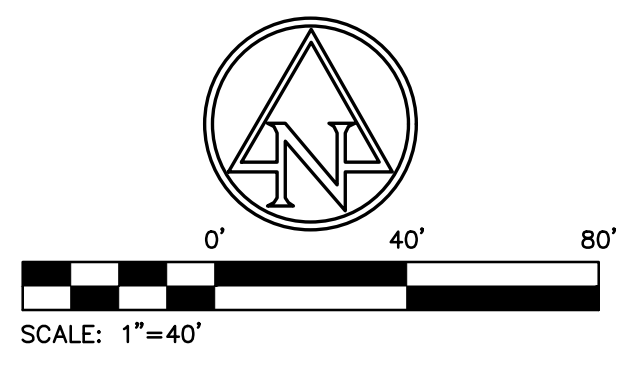
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Duke Realty Job #:	BR01A-011
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DRAWING / SHEET TITLE  
**UTILITY PLAN**  
SHEET NUMBER  
**C400**



**EXISTING LEGEND**

- Beehive Inlet
- Clean Out
- Combination Pole
- Curb Inlet
- Drainage Inlet
- Drainage MH
- Fire Hydrant
- Gas Marker
- Gas Valve
- Guy Wire
- Lid
- Mail Box
- Post
- Sanitary MH
- Stand Pipe
- Telephone Handhole
- Temporary Bench Mark
- Transformer
- Water Valve
- Water Valve Shut Off
- Buried Electric Line
- Buried Gas Line
- Buried Telephone Line
- Buried Water Line
- Overhead Electric Line
- Tree

**UTILITY LEGEND**

- ETC - ELECTRIC / TELECOMMUNICATIONS LINE
- W - WATER LINE
- FP - FIRE PROTECTION LINE
- RD - ROOF DRAIN LINE
- G - GAS LINE
- SS - SANITARY SEWER LINE
- S - STORM SEWER LINE
- P - PAVEMENT UNDERDRAIN
- G METER - GAS METER
- ET - ELECTRICAL TRANSFORMER
- V - VALVE
- WF - WATER FITTINGS
- WP - WATER METER PIT
- FHA - FIRE HYDRANT W/ ASSEMBLY

**KEYNOTES**

- SANITARY SEWER  
S1. SANITARY CLEANOUT PER TOWN OF PLAINFIELD STANDARDS.
- S2. 6" PVC SDR-26 SANITARY LATERAL @ 2.08% MIN. SLOPE.
- S3. CONNECT LATERAL TO EXISTING SANITARY MANHOLE (INTERNAL DROP PER TOWN OF PLAINFIELD STANDARD DETAIL DS-305).
- DRAINAGE/STORM SEWER  
D1. ROOF DRAIN CLEANOUT
- D2. 12" DUAL WALL HDPE ROOF DRAIN @ 0.50% MIN. SLOPE.
- D3. PAVEMENT UNDER DRAIN
- D4. 15" DUAL WALL HDPE ROOF DRAIN @ 0.50% MIN. SLOPE.
- D5. 18" DUAL WALL HDPE ROOF DRAIN @ 0.50% MIN. SLOPE.
- WATERLINE  
W1. 2" DOMESTIC WATER SERVICE LINE (TYPE 'K' PER TOWN OF PLAINFIELD STANDARDS).
- W2. 10" FIRE PROTECTION LINE (CLASS 50 DUCTILE IRON PIPE PER TOWN OF PLAINFIELD STANDARDS).
- W3. PRIVATE FIRE HYDRANT ASSEMBLY (PER TOWN OF PLAINFIELD STANDARDS), PAINTED YELLOW.
- W4. FIRE DEPARTMENT CONNECTION PER TOWN OF PLAINFIELD STANDARDS.
- W5. WATER BEND W/ CONCRETE THRUST BLOCK
- W6. WATER TEE W/ CONCRETE THRUST BLOCK
- W7. WATER VALVE
- W8. PRIVATE DISTRIBUTION METER PIT PER PLAINFIELD STANDARD DETAIL DS-W02. PIPING IN AND WITHIN 2' OF METER PIT SHALL BE DUCTILE IRON CLASS 53 PIPE.
- W9. CONNECT TO PROPOSED WATER MAIN TAPPING SLEEVE AND VALVE PER TOWN OF PLAINFIELD STANDARDS DS-W01.
- W10. PUBLIC FIRE HYDRANT (WITH VALVE) PER TOWN OF PLAINFIELD STANDARDS.
- W11. 6" FIRE PROTECTION LINE (CLASS 50 DUCTILE IRON PIPE PER TOWN OF PLAINFIELD STANDARDS).
- GAS  
G1. GAS METER
- G2. GAS SERVICE LINE
- ELECTRIC / TELECOMMUNICATIONS  
E1. ELECTRICAL TRANSFORMER
- E2. ELECTRIC SERVICE LINE
- MISCELLANEOUS  
M1. POTENTIAL UTILITY CONFLICT (ALL WATER / SANITARY / STORM CROSSINGS TO HAVE A MINIMUM OF 18" VERTICAL CLEARANCE. CONTACT ENGINEER IF CONFLICTS EXIST. RELOCATE EXISTING UTILITIES AS REQUIRED).
- M2. CONTRACTOR TO FIELD VERIFY LOCATION, DEPTH AND TYPE OF EXISTING UTILITIES TO ENSURE CONFLICTS DO NOT EXIST WITH PROPOSED UTILITIES.
- M3. CONTRACTOR TO COORDINATE UTILITY CONNECTION WITH UTILITY PROVIDER.

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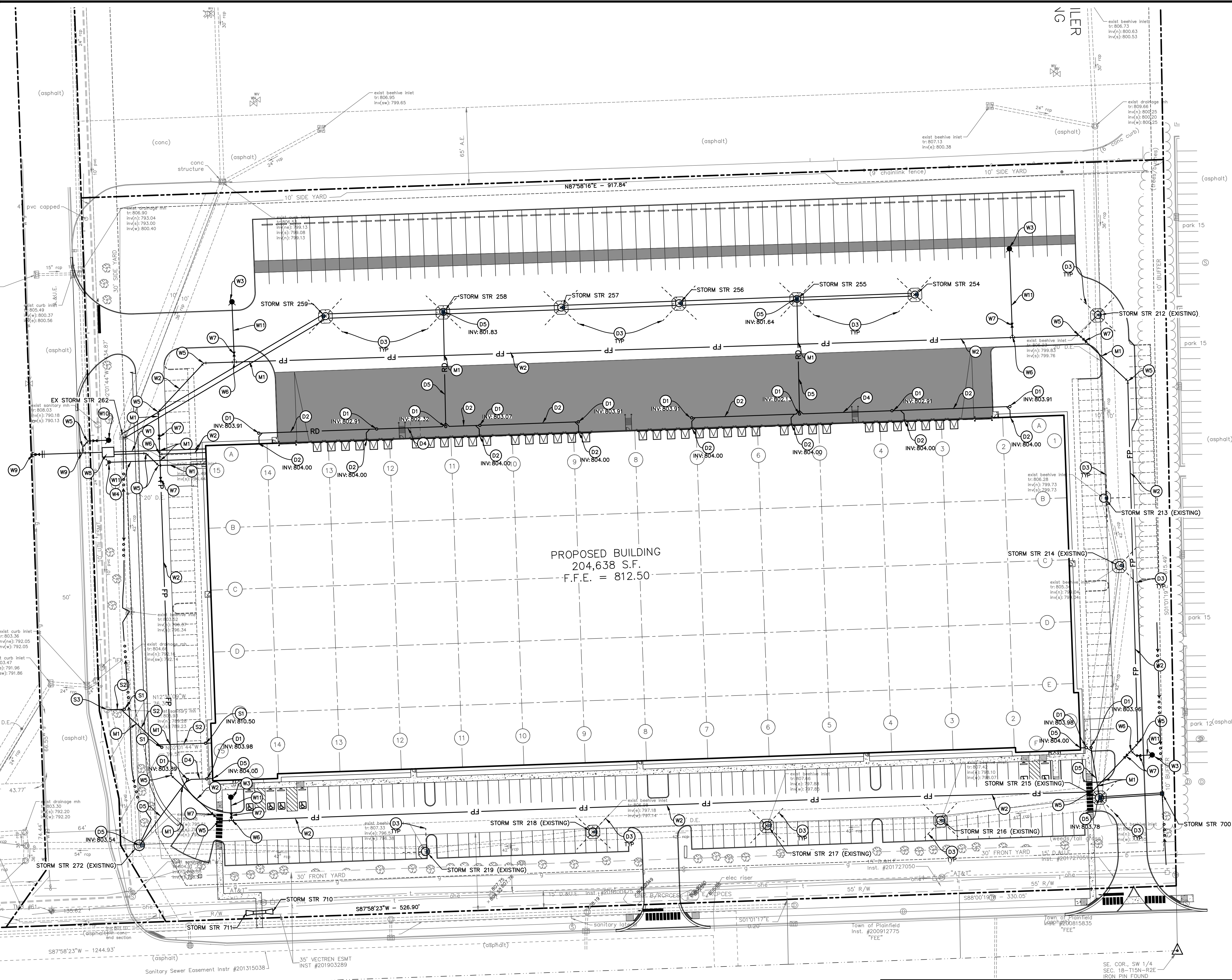
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**UTILITY CONTACTS**

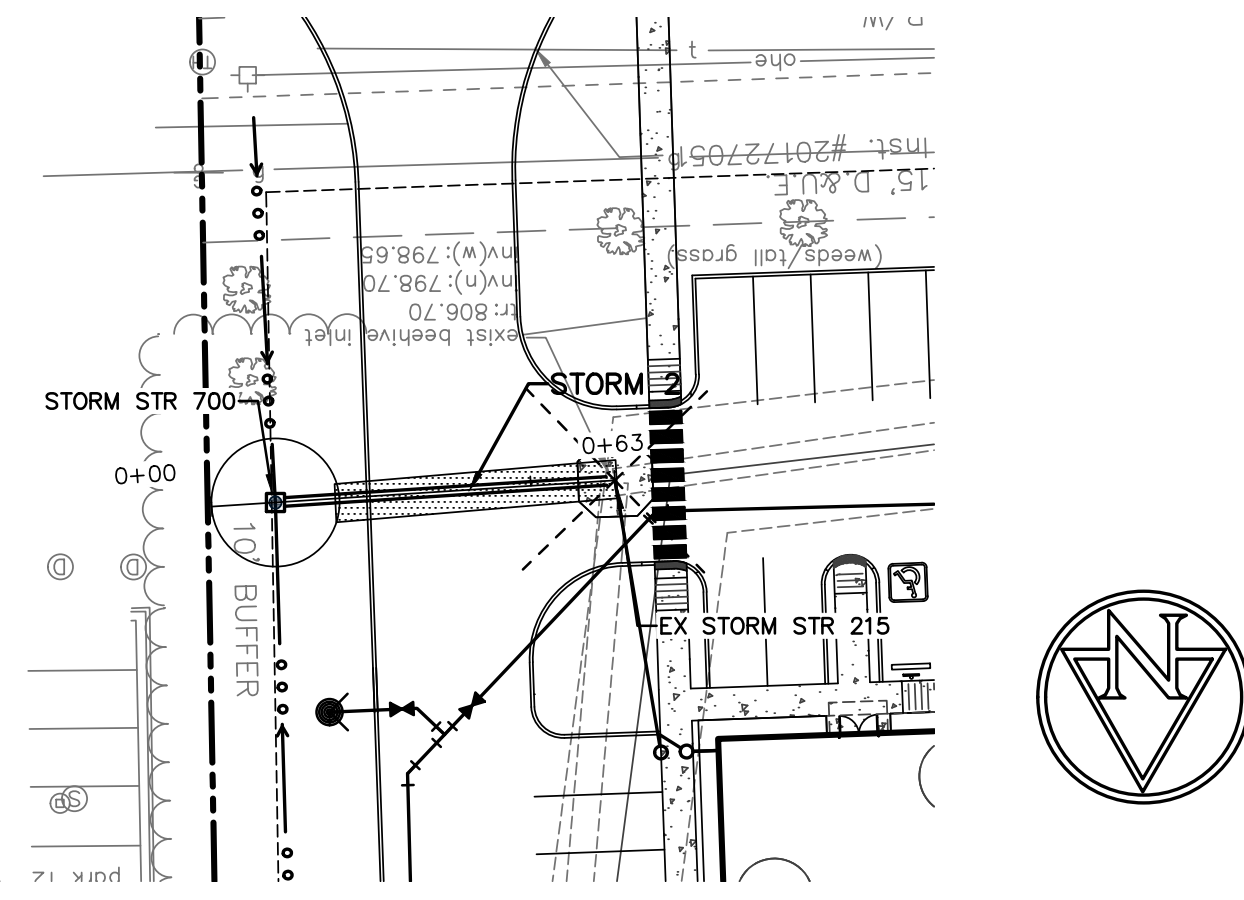
UTILITY	COMPANY	CONTACT	PHONE NO.
GAS	VECTREN	GERRY JONES	317-718-3604
ELECTRIC	DUKE ENERGY	BRIAN BANTLEY	317-745-1006
CABLE	COMCAST	MICHELLE MINDRUP	317-716-4151
TELEPHONE	AT&T	MICHAEL CARTER	317-722-2299
WATER	TOWN OF PLAINFIELD	JASON CASTIETER	317-839-3490
SANITARY	PLAINFIELD SEWER DEPARTMENT	TIMOTHY BELCHER	317-839-2561
STORM	HENDRICKS COUNTY SURVEYOR	DAVID GASTON	317-745-9237
PUBLIC WORKS	TOWN OF PLAINFIELD	RYAN CANNON	317-272-0948
FIRE DEPARTMENT	TOWN OF PLAINFIELD	BRIAN RUSSELL	317-839-6939
STATE	INDIANA DEPARTMENT OF TRANSPORTATION	GARY BROWSER	765-361-5249
SOIL WATER	HENDRICKS COUNTY SOIL & WATER CONSERVATION DISTRICT	JESSICA NORCROSS	317-745-2555



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PLOT SCALE: 1:1



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 EDIT DATE: 10/13/2021  
 EDITED BY: JBUCK  
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### EXISTING LEGEND

	Beehive Inlet		Telephone Handhole
	Clean Out		Temporary Bench Mark
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	Curb Inlet		Water Valve
	Drainage Inlet		Water Valve Shut Off
	Drainage MH		Buried Electric Line
	Fire Hydrant		Buried Gas Line
	Gas Marker		Buried Telephone Line
	Gas Valve		Buried Water Line
	Guy Wire		Overhead Electric Line
	Lid		Tree
	Mail Box		
	Post		
	Sanitary MH		
	Stand Pipe		

### BENCHMARK DATA

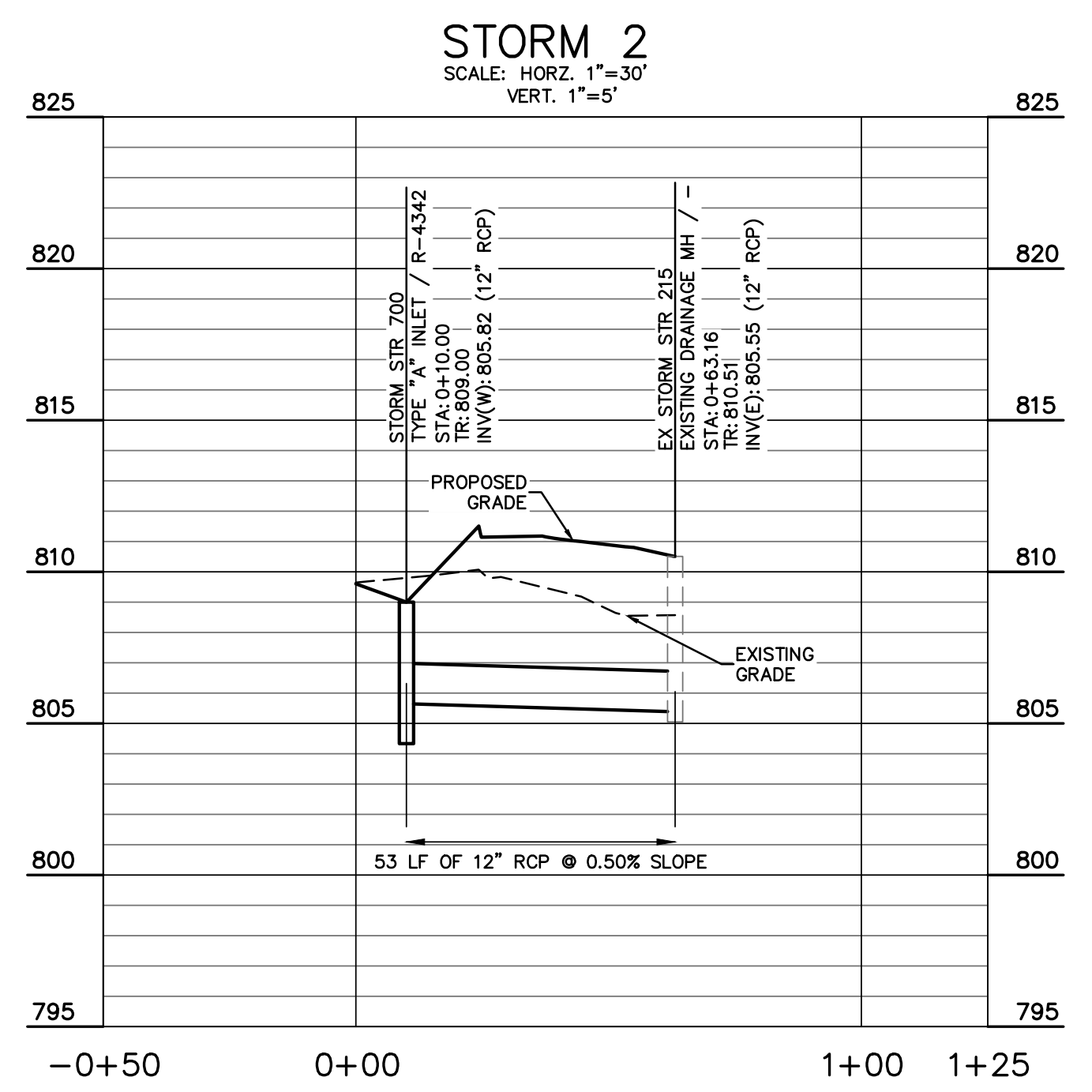
**BENCHMARK (NAVD '88):**  
 ABOUT 1.3 MILES SOUTH ALONG THE AVON-PLAINFIELD ROAD FROM THE INTERSECTION WITH U.S. HIGHWAY 36 AT AVON, 0.2 MILES NORTH OF THE INTERSECTION WITH AN EAST-WEST GRAVEL ROAD, AT A FARM LANE INTERSECTION, 32 FEET EAST OF THE CENTERLINE OF THE ROAD, 11 FEET NORTH OF THE CENTERLINE OF FARM ROAD LEADING EAST, 4.5 FEET SOUTHWEST OF POWER LINE POLE C-10-1, 2 FEET SOUTH OF AN EAST-WEST FENCE LINE, 1.5 FEET OF A WHITE WOODEN WITNESS POST AND ABOUT 2.5 FEET HIGHER THAN ROAD LEVEL. A STANDARD DISK, STAMPED F 61 1946 AND SET IN THE TOP OF A CONCRETE POST PROJECTING 5 INCHES ABOVE GROUND.  
 ELEV. 829.75'

**TBM #61**  
 MAG SPIKE IN SOUTH SIDE OF CONTROL POLE #061-227, 1' ABOVE GRADE, LOCATED IN THE NORTHWEST QUADRANT OF INTERSECTION OF MIDWEST DRIVE AND BRADFORD ROAD.  
 ELEV:806.21

**TBM #62**  
 CUT "X" ON NORTHEAST BOLT OF FIRE HYDRANT, LOCATED ±100' NORTH OF THE CENTER LINE OF ENTRANCE TO "CAMPBELL'S SNACKS" AND ±125' EAST OF THE CENTER LINE OF MIDWEST DRIVE.  
 ELEV:810.57'

### PLAN & PROFILE LEGEND

GRANULAR BACKFILL REQUIRED: THE GRANULAR BACKFILL AREAS SHOWN IN PLAN VIEW ARE AN ESTIMATE PROVIDED BY THE ENGINEER. EXACT LIMITS OF GRANULAR BACKFILL ARE TO BE DETERMINED IN THE FIELD BY THE CONTRACTOR BASED ON TRENCH WIDTH AND AS DIRECTED BY THE AUTHORITY HAVING JURISDICTION.



8711 River Crossing Blvd  
 Indianapolis, IN 46240  
 317.808.6000 • 317.808.6650 (fx)

CIVIL ENGINEER

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

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

ALLPOINTS MIDWEST  
 BUILDING 10B  
 PLAINFIELD, INDIANA

### ISSUANCES

#	Description	Date

### DRAWING INFORMATION

Scale:	AS NOTED
Date:	09/02/2021
Checked By:	NRE
Drawn By:	JLB
Duke Realty Job #:	BR010A-011
A/E Job #:	2021.02344

DRAWING / SHEET TITLE

## STORM SEWER PLAN AND PROFILES

SHEET NUMBER

# C411

### UTILITY CONTACTS

UTILITY	COMPANY	CONTACT	PHONE NO.
GAS	VECTREN	GERRY JONES	317-718-3604
ELECTRIC	DUKE ENERGY	BRIAN BANTLEY	317-745-1006
CABLE	COMCAST	MICHELLE MINDRUP	317-716-4151
TELEPHONE	AT&T	MICHAEL CARTER	317-722-2299
WATER	TOWN OF PLAINFIELD	JASON CASTETTER	317-839-3490
SANITARY	PLAINFIELD SEWER DEPARTMENT	TIMOTHY BELOHER	317-839-2561
STORM	HENDRICKS COUNTY SURVEYOR	DAVID GASTON	317-745-9237
PUBLIC WORKS	TOWN OF PLAINFIELD	RYAN CANNON	317-272-0948
FIRE DEPARTMENT	TOWN OF PLAINFIELD	BRIAN RUSSELL	317-839-6939
STATE	INDIANA DEPARTMENT OF TRANSPORTATION	GARY BROWSER	765-361-5249
SOIL WATER	HENDRICKS COUNTY SOIL & WATER CONSERVATION DISTRICT	JESSICA NORCROSS	317-745-2555

### GENERAL NOTES:

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

### CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE  
 "811" OR 1-800-362-5544  
 - INDIANA UNDERGROUND -

**APPROVAL PENDING  
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IN SUBMITTING BIDS IN RELIANCE ON THESE PLANS THE CONTRACTOR ASSUMES ALL RISKS OF ADDITIONAL COSTS OF REVISIONS DUE TO REQUIREMENTS OF THE OWNER OR GOVERNMENTAL AUTHORITIES AND MATERIAL REVISIONS IN THE COURSE OF COMPLETING THE FINAL DESIGN.

**ALLPOINTS MIDWEST  
BUILDING 10B**  
PLAINFIELD, INDIANA

**ISSUANCES**

#	Description	Date

**DRAWING INFORMATION**

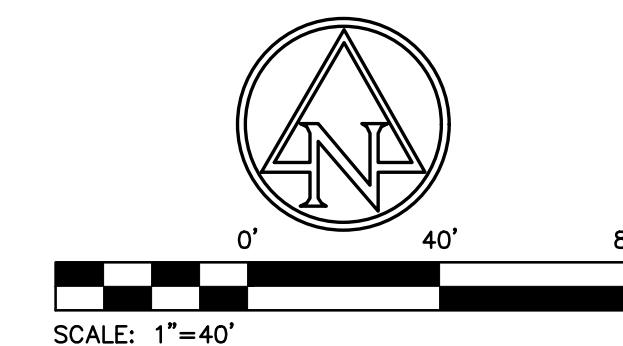
Scale: AS NOTED  
Date: 09/02/2021  
Checked By: NRE  
Drawn By: JLB  
Duke Realty Job #: BR01A-011  
A/E Job #: 2021.02344

**DRAWING / SHEET TITLE**

**EROSION CONTROL PLAN**

SHEET NUMBER

**C500**



**EXISTING LEGEND**

- Beehive Inlet
- Clean Out
- Combination Pole
- Curb Inlet
- Drainage Inlet
- Drainage MH
- Fire Hydrant
- Gas Marker
- Gas Valve
- Guy Wire
- Lid
- Mail Box
- Post
- Sanitary MH
- Stand Pipe
- Telephone Handhole
- Temporary Bench Mark
- Transformer
- Water Valve
- Water Valve Shut Off
- Buried Electric Line
- Buried Gas Line
- Buried Telephone Line
- Buried Water Line
- Overhead Electric Line
- Tree

**EROSION CONTROL LEGEND**

- SILT FENCE
- CONSTRUCTION LIMITS
- INLET PROTECTION
- AREA SUBJECT TO TEMPORARY SEEDING DURING CONSTRUCTION AND PERMANENT SEEDING AFTER CONSTRUCTION IS COMPLETE (REFER TO LANDSCAPE PLANS)
- EROSION CONTROL BLANKET WITH SEEDING
- GRAVEL CONSTRUCTION ENTRANCE
- STAGING AREA
- CONCRETE WASHOUT
- DUMPSTER / RECYCLING AREA
- PORT-O-LET
- N.O.I. SIGN POSTING
- RIPRAP PROTECTION
- ROCK DONUT

**GENERAL NOTES:**

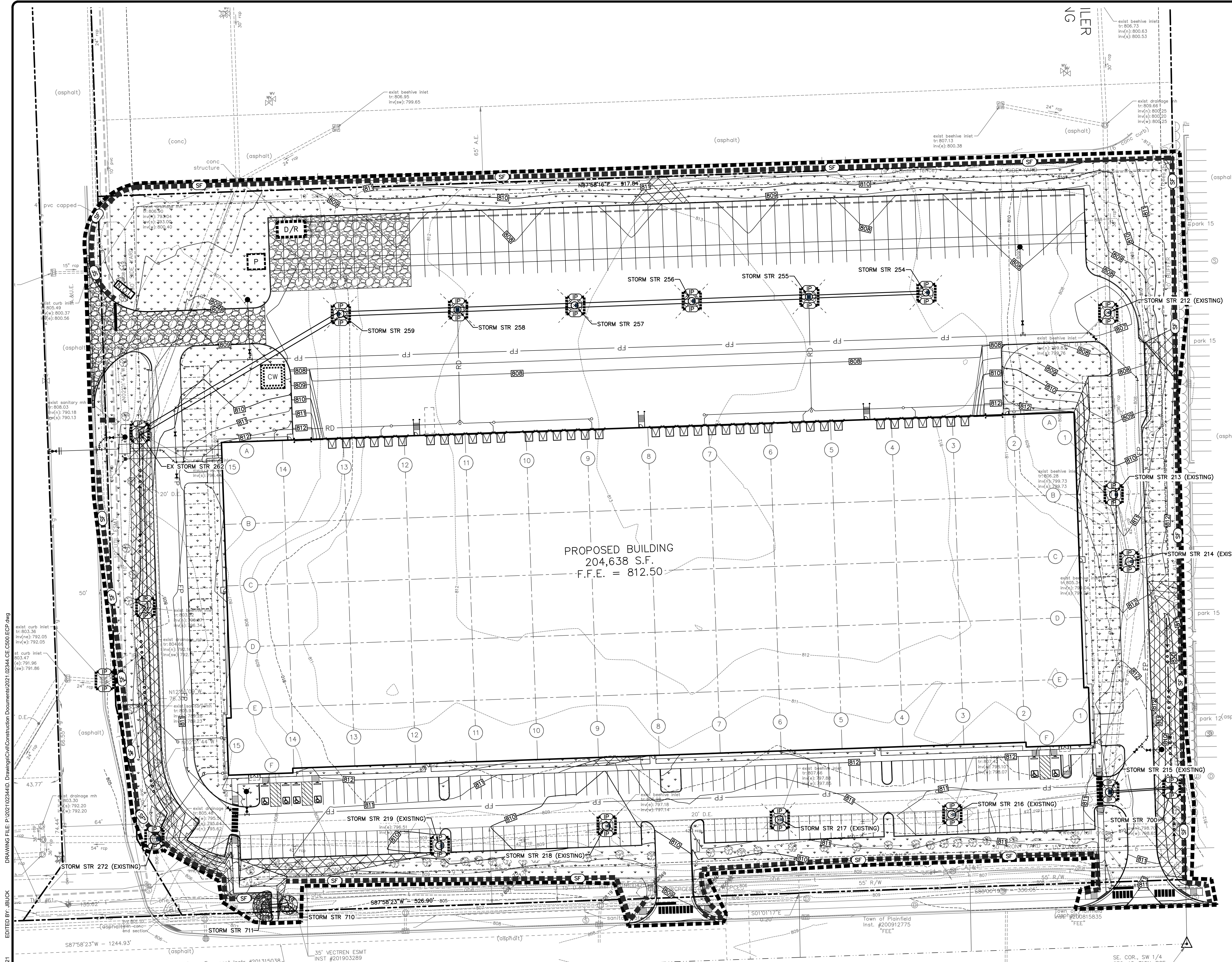
- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
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CALL TOLL FREE  
"811" OR 1-800-382-5544  
INDIANA UNDERGROUND

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DRAWING FILE: P:\202102344\Drawings\Civil\Construction\2021\_02344\_CE\_C500\_ECP.dwg  
 EDITED BY: JBURCK  
 PLOT DATE: 10/13/2021 3:33 PM  
 PLOT SCALE: 1:1

**SITE NAME**

The area scheduled for construction is known as "Alpoints Midwest Building 10B" (hereinafter referred to as the "Project").

**PROJECT LOCATION**

The property is located at the corner of Bradford Road and Midwest Drive in Plainfield, Indiana, at a latitude of 39°44'06" N and a longitude of 86°21'24" W.

**OWNER'S INFORMATION**

Name: Duke Realty Corporation
Address: 8711 River Crossing Blvd Indianapolis, IN 46240
Representative: Rich Fresholt
Title: Pre-Construction Director
Telephone: (317) 808-6000

**OPERATOR'S INFORMATION**

Name: Duke Realty Corporation
Address: 8711 River Crossing Blvd Indianapolis, IN 46240
Representative: Rich Fresholt
Title: Pre-Construction Director
Telephone: (317) 808-6000

**NOTICE OF INTENT**

All parties defined as owners or operators must submit a Notice of Intent (NOI) at least 48 hours prior to commencement of on-site construction activities. Submittal of late NOIs is not prohibited; however, authorization under the construction general permit is only for discharges that occur after permit coverage is granted. Unpermitted discharges may be subject to enforcement actions by the EPA. For the purposes of this permit, an operator is defined as any party meeting either of the following requirements:

- a) The party has operational control over construction plans and specifications, including the ability to make modifications to those plans and specifications.
b) The party has day-to-day operational control of those activities at a project that are necessary to ensure compliance with a stormwater pollution prevention plan for the site or other permit conditions.

**A2 11' x 17' PLAT**

Refer to the Site Plan.

**A3 PROJECT NARRATIVE**

The proposed project consists of the construction of a 203,840 square foot warehouse facility and associated auto parking and truck/trailer parking.

**A4 VICINITY MAP**

Refer to Title Sheet.

**A5 LEGAL DESCRIPTION OF THE PROJECT SITE**

Refer to Sheet 002, General Notes for a full legal description of the property.

**A6 LOCATION OF ALL LOTS AND PROPOSED SITE IMPROVEMENTS**

The site will not be subdivided; therefore, there are no individual lots on the property. The proposed site improvements are shown on the included plans.

**A7 HYDROLOGIC UNIT CODE (HUC)**

05120201150060

**A8 STATE AND FEDERAL WATER QUALITY PERMITS**

Rule 5 IDEM Permit is required.

**A9 SPECIFIC POINT WHERE STORMWATER DISCHARGE WILL LEAVE THE SITE**

Stormwater drainage from the site will be conveyed by a proposed storm sewer system and will tie in to an existing storm sewer system on the east and west edges of the site. See Sheet C400 for details.

**A10 LOCATION AND NAME OF ALL WETLANDS, LAKES, AND WATERCOURSES ON AND ADJACENT TO THE SITE**

No wetlands, lakes or watercourses have been identified on the site that may be impacted by stormwater discharges as a result of the proposed construction activities.

**A11 IDENTIFICATION OF ALL RECEIVING WATERS**

Clarks Creek is the ultimate receiving water for the project area.

**A12 IDENTIFICATION OF ALL POTENTIAL DISCHARGES TO GROUND WATER**

There are no locations on site where surface water may be discharged into ground water.

**A13 100-YEAR FLOODPLAINS, FLOODWAYS, AND FLOODWAY FRINGES**

The lot is located in an unshaded Zone "X" (area determined to be outside the 0.2 percent annual chance floodplain) as indicated on the Hendricks County, Indiana, Flood Insurance Rate Map 18063C0276D dated September 25, 2009.

**A14 PRE-CONSTRUCTION AND POST-CONSTRUCTION ESTIMATE OF PEAK DISCHARGE**

Pre-construction 10-year discharge: 72.83 cfs
Post-construction 10-year discharge: 47.86 cfs

**A15 ADJACENT LAND USE**

North: I2 Office/Warehouse/Distribution Industrial
East: I2 Office/Warehouse/Distribution Industrial
South: PUD Planned Unit Development
West: I2 Office/Warehouse/Distribution Industrial

**A16 LOCATIONS AND APPROXIMATE BOUNDARIES OF ALL DISTURBED AREAS**

Approximate boundaries of disturbed areas are as identified on the Erosion Control Plan.

**A17 IDENTIFICATION OF EXISTING VEGETATIVE COVER**

Approximate areas of existing vegetative cover are as shown on the Existing Topography Plan.

**A18 SOILS MAP INCLUDING SOIL DESCRIPTION AND LIMITATIONS**

The Natural Resources Conservation Service (NRCS) Web Soil Survey of Hendricks County, Indiana, indicates Brookston silt clay loam-Urban land complex (Tbva) and Crosby silt loam, fine-loamy subsoil-Urban land complex (Ycia) are located on the site.

The on-site soil will be treated as recommended by the geotechnical engineer if the conditions are unsuitable for the proposed construction. Remedial treatments may include, but are not limited to, removal of unsuitable soil and backfilling with engineered material, installation of a geotextile within or under the pavement system, or treatment of the subgrade with lime.

**A19 LOCATIONS, SIZE, AND DIMENSIONS FOR PROPOSED STORMWATER SYSTEMS**

Locations of stormwater systems: Refer to the Utility Plan
Size of storm sewer: Refer to the Utility Plan
Details of storm inlets and manholes: Refer to Site Details

**A20 PLANS FOR ANY OFF-SITE CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT**

No off-site construction activities are planned for this site.

**A21 LOCATIONS OF PROPOSED SOIL STOCKPILES AND/OR BORROW/DISPOSAL**

Excess soil shall be immediately stockpiled, surrounded with silt fence and seeded and/or removed from the construction site in accordance with all applicable laws. If topsoil stockpiles are anticipated for this project, they are shown on the Erosion Control Plan.

**A22 EXISTING SITE TOPOGRAPHY**

Refer to the Existing Topography Plan.

**A23 PROPOSED FINAL SITE TOPOGRAPHY**

Refer to the Grading Plan.

**B1 DESCRIPTION OF POTENTIAL POLLUTANT SOURCES ASSOCIATED WITH CONSTRUCTION ACTIVITIES**

The following potential pollutant sources may be associated with construction activities on site:

- 1. Material storage areas (more specifically described below)
2. Construction waste material
3. Fuel storage areas and fueling stations
4. Exposed soils
5. Leaking vehicles and equipment
6. Sanitary waste from temporary toilet facilities
7. Litter
8. Windblown dust
9. Soil tracking off site from construction equipment

The following construction materials may be staged or stored on site at various points during development of the site:

- 1. Structural fill
2. Pavement Base Stone

- 3. HDPE, PVC, RCP or Ductile Iron pipe
4. Precast concrete, HDPE or PVC drainage and sanitary structures
5. Rock rip-rap

**B2 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION RELATIVE TO LAND-DISTURBING ACTIVITIES**

- Preconstruction Activities
• The exact locations of all existing utilities within the project limits are to be verified prior to construction.
• Schedule pre-construction meeting with local stormwater authority.
• Install protection fencing for existing trees to remain in place within the project limits.
• Install protection fencing for existing karst in areas adjacent to project limits.

- Construction Site Access
• Install gravel construction entrance.
• Post the NOI at the construction entrance.
• Install construction staging pods, fueling station, material storage areas, concrete washout, construction parking areas and stabilize construction routes.

- Perimeter Controls
• Utilize the gravel construction entrance for installation of the perimeter silt fence. Add stone if needed.

- Initial Land Clearing and Grading Activities
• Add protection measures to existing inlets.
• Strip the topsoil and stabilize the topsoil stockpile.

- Secondary Land Grading Activities
• Begin site grading/construction of detention basins and stabilize any soil stockpiles that will be left dormant for more than 10 days.
• Complete the cut and fill on the site. Final grade and seed the pond slopes. Install check dams and stabilize slopes with erosion control blankets.
• Install storm sewer system and install inlet protection immediately upon completion of the inlet and install riprap outlet protection prior to installing outlets.

- Surface Stabilization
• Apply temporary seeding and stabilize slopes in areas where rough grading has been completed.
• Apply permanent seeding and stabilize slopes in areas where final grading has been completed.

- Building Construction
• Prior to building construction install stone surface for paved areas.
• Building pads left dormant for more than 10 days, must be temporarily seeded.
• Start building construction. Install staging area for building materials and stabilize.

- Final Shaping/Landscaping
• Utilize topsoil salvage in applicable areas and apply permanent seeding.
• Apply permanent seeding the perimeter of the site.
• Complete utility installation, curbs, paving and building construction.
• Install landscaping plant material and stabilize all disturbed areas.
• Remove all erosion and sediment control practices when areas have a uniform grass cover.

**B3 STABLE CONSTRUCTION ENTRANCE LOCATIONS AND SPECIFICATIONS**

Construction entrances will be in place prior to any site construction or demolition. Entrances are shown on the Erosion Control Plan, refer to the Erosion Control Details for details.

**B4 SEDIMENT CONTROL MEASURES FOR SHEET FLOW AREAS**

Sheet flow areas will be protected by seed and mulch or hydroseeding. Erosion control blankets will be installed on sloped areas where the slope exceeds 6:1 (horizontal to vertical). Silt Fencing will be utilized to prevent sedimentation from leaving the site. Refer to the Erosion Control Plan for locations and the Erosion Control Details for details.

**B5 SEDIMENT CONTROL MEASURES FOR CONCENTRATED FLOW AREAS**

Proposed swales will be stabilized with erosion control blankets, and rock donuts will be installed to slow runoff to inlets. Straw bales and silt fences will not be allowed as concentrated flow protection measures. Refer to the Erosion Control Plan for locations and the Erosion Control Details for details.

**B6 STORM SEWER INLET PROTECTION MEASURE LOCATIONS AND SPECIFICATIONS**

The contractor shall install appropriate inlet protection measures at each inlet. Refer to the Erosion Control Plan for locations and the Erosion Control Details for details. Straw bales will not be allowed as inlet protection measures.

**B7 RUNOFF CONTROL MEASURES**

Silt fence will be used as an onsite runoff control measure. Refer to the Erosion Control Plan for locations and details.

**B8 STORMWATER OUTLET PROTECTION SPECIFICATIONS**

Stormwater outlets will be protected by riprap aprons to prevent scour erosion. Refer to the Erosion Control Plan for locations and the Erosion Control Details for details.

**B9 GRADE STABILIZATION STRUCTURE LOCATIONS AND SPECIFICATIONS**

Rip rap aprons at outlets will be utilized to prevent grade destabilization. Refer to the Erosion Control Plan for locations and the Erosion Control Details for details.

**B10 LOCATION, DIMENSIONS, SPECIFICATIONS, AND CONSTRUCTION DETAILS OF EACH STORMWATER QUALITY MEASURE**

Construction Entrance: The construction entrance can be found on the Erosion Control Plans and the details can be found on the Erosion Control Details.

Inlet Protection: Storm sewer inlet protection will be installed in all inlets. Drop-in inlet protection shall be used in paved areas. Locations of inlet protection can be found on the Erosion Control Plans and details can be found on the Erosion Control Details.

Silt Fence: Silt fence shall be installed where stormwater might sheet flow from the property. Silt fence location can be found on Erosion Control Plans and details can be found on the Erosion Control Details.

Seeding: Temporary/permanent surface stabilization is required for thin or bare areas that are inactive for 15 days or more. Seeding locations can be found on the Erosion Control Plans and details can be found on the Erosion Control Details.

**B11 TEMPORARY SURFACE STABILIZATION METHODS APPROPRIATE FOR EACH SEASON**

Surface stabilization is required on any bare or thinly vegetated area that is scheduled or likely to remain inactive for a period of 15 days or more. Refer to the Temporary Seeding Detail within Erosion Control Details for specifics on soil amendments, seed mixtures and mulching.

**B12 PERMANENT SURFACE STABILIZATION SPECIFICATIONS**

- A. Loosen lawn area to a minimum depth of 6 inches. Mix soil amendments and fertilizers with topsoil at rates specified on amendments such as compost or manure shall be applied at 2" depth evenly over soil and incorporated into the top 6" of topsoil. Provide fertilizer with percentage of nitrogen required to provide not less than 1 pound of actual nitrogen per 1,000 sq. ft. of lawn area and not less than 4 percent phosphoric acid and 2 percent potassium. At least 50 percent of nitrogen to be organic form. Delay mixing of fertilizer if plants are in full bloom.
B. Fertilizer for lawns: provide a fast release fertilizer with a composition of 1 lb per 1,000 sq. ft. of actual nitrogen, 4 percent phosphorus, and 2 percent potassium by weight.
C. Slow-release fertilizer for trees and shrubs: granular fertilizer consisting of 50 percent water-insoluble nitrogen, phosphorus and potassium made up of a composition by weight of 5 percent.
D. Grade lawn and grass areas to a smooth, even surface with loose, uniformly fine texture. Limit fine grading to areas that can be planted with immediate future. Remove trash, debris, stones larger than 1 inch diameter, and other objects that may interfere with planting or maintenance operations. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds 5 miles per hour.
E. Distribute seed evenly over entire area by sowing equal quantity in 2 directions at right angles to each other.
F. Rake seed lightly into top 1/8 inch of soil, roll lightly, and water with a fine spray.
G. Install erosion control blankets as indicated on the plan.
H. Protect seeded areas against erosion by spreading clean, seed-free straw mulch after completion of seeding operations. Spread uniformly to form a continuous blanket not less than 1-1/2 inches loose measurements over seeded areas.
I. Water newly planted lawn areas and keep moist until new grass is established. Immediately repair any lawn areas disturbed by construction activities including tree and shrub installation.
J. Refer to the Permanent Seeding Details within the Erosion Control Detail Sheet, for timing of permanent seeding, grass seed specifications and mulching specifications.

**B13 MATERIAL HANDLING AND SPILL PREVENTION PLAN**

Solid Waste Disposal
No solid material, including building materials, is permitted to be discharged to surface waters or buried on site. All solid waste materials, including disposable materials incidental to the construction activity, must be collected in containers or closed dumpsters. The collection containers must be emptied periodically and the collected material hauled to a landfill permitted by the State and/or appropriate local municipality to accept the waste for disposal.

Hazardous Waste
Whenever possible, minimize the use of hazardous materials and generation of hazardous wastes. All hazardous waste materials will be disposed in the manner specified by federal, state, or local regulations or by the manufacturer.
Use containment berms in fueling and maintenance areas and where potential for spills is high.

A foreman or supervisor should be designated in writing to oversee, enforce, and instruct construction workers on proper hazardous waste procedures. The location of any hazardous waste storage areas should be indicated on the stormwater pollution prevention plan by the operator following on-site location of the facility.

Dust Control/Off-Site Vehicle Tracking
During construction, water trucks should be used, as needed, by each contractor or subcontractor to reduce dust. After construction, the site should be stabilized to reduce dust.

Construction traffic should enter and exit the site at a Construction Entrance with a rock pad or equivalent device. The purpose of the rock pad is to minimize the amount of soil and mud that is tracked onto existing streets. If sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize offsite impacts.

**Sanitary/Septic**

Contractors and subcontractors must comply with all state and local sanitary sewer, portable toilet, or septic system regulations. Sanitary facilities shall be provided at the site by each contractor or subcontractor throughout construction activities. The sanitary facilities should be utilized by all construction personnel and be serviced regularly. All expenses associated with providing sanitary facilities are the responsibility of the contractors and subcontractors. The location of any sanitary facilities should be indicated on the stormwater pollution prevention plan by the operator following on-site location of said facilities.

**Water Source**

Water used to establish and maintain grass, to control dust, and for other construction purposes must originate from a public water supply or private well approved by the State or local health department.

**Equipment Fueling and Storage Areas**

Equipment fueling, maintenance, and cleaning should only be completed in protected areas (i.e., bermed area). Leaking equipment and maintenance fluids will be collected and not allowed to discharge onto soil where they may be washed away during a rain event.

Equipment wash down (except for wheel washes) should take place within an area surrounded by a berm. The use of detergents is prohibited.

**Hazardous Material Storage**

Chemicals, paints, solvents, fertilizers, and other toxic or hazardous materials should be stored in their original containers (if original container is not resealable, store the products in clearly labeled, waterproof containers). Except during application, the containers should be kept in trucks or in bermed areas within covered storage facilities. Runoff containing such materials shall be collected, removed from the site, and disposed of in accordance with the federal, state, and local regulations.

As may be required by federal, state or local regulations, the Contractor should have a Hazardous Materials Management Plan and/or Hazardous Materials Spill and Prevention Program in place. A foreman or supervisor should be designated in writing to oversee, enforce, and instruct construction workers on proper hazardous materials storage and handling procedures. The location of any hazardous material storage areas should be indicated on the stormwater pollution prevention plan by the operator following on-site location of the storage areas.

**Material Handling and Spill Prevention**

Discharge of hazardous substances or oil into stormwater is subject to reporting requirements. In the event of a spill of a hazardous substance, the operator is required to notify the National Response Center (1-800-424-6802) to properly report the spill. In addition, the operator shall submit a written description of the release (including the type and amount of material released, the date of the release, the circumstances of the release, and the steps to be taken to prevent future spills) to the local governing authority. The SWPPP must be revised within 14 calendar days after the release to reflect the release, stating the information above along with modifications to minimize the possibility of future occurrences. Each contractor and subcontractor is responsible for complying with these reporting requirements.

**Concrete Washout**

All concrete trucks waste material shall be completely contained and disposed in accordance with all local, state, and federal regulations. A pit or container is required when cleaning concrete chutes.

**Spill Response Plan**

Minor - Small spills that typically involve oil, gasoline, paint, hydraulic fluid, etc., can be controlled by the first responder at the discovery of the spill. Contain spill to prevent material from entering storm or ground water. Do not flush with water or bury. Use absorbent material to clean-up spill material and any subsequently contaminated soil and dispose of properly.

Semi-Significant Spills - Approximately ten gallons or less of pollutant with no contamination of ground or surface waters. Minor spills can be generally controlled by the first responder with help from other site personnel. This response may require other operations to stop to make sure the spill is quickly and safely addressed. At the discovery of the spill:

- Contain spill to prevent material from entering storm or ground water. Do not flush with water or bury.
• Use absorbent material to clean-up spills and dispose of properly. Spills on impervious surfaces should be disposed of as soon as possible to prevent migration deeper into the soil and groundwater. Dispose of contaminated soils or absorbents properly.
• Contact 911 if the spill could be a safety issue.
• Contact supervisors and designated site inspectors immediately.
• Contaminated solids are to be removed to an approved landfill.

Major or Hazardous Spills - More than ten gallons, there is the potential for death, injury or illness to humans or animals, or has the potential for surface or groundwater pollution. Control or contain the spill without risking bodily harm. Temporarily plug storm drains if possible to prevent migration of the spill into the stormwater system.

Immediately contact the local Fire Department at 911 to report any hazardous material spill. Contact supervisors and designers immediately. Governing authorities responsible for storm water facilities should be contacted as well. The contractor is responsible for having these contact numbers available at the job site. A written report should be submitted to the owner as soon as possible.

- As soon as possible but within 2 hours of discovery, contact the local agency responsible for spill management. The following information should be noted for future reports to the agency:
• Name, address and phone number of person making the spill report
• The location of the spill
• The time of the spill
• Identification of the spilled substance
• Approximate quantity of the substance that has been spilled or may be further spilled
• The duration and source of the spill
• Name and location of the damaged waters
• Name of spill response organization
• What measures were taken in the spill response
• Other information that may be significant

Additional regulations or requirements may be present. A spill response professional should be consulted to make sure all appropriate and required steps have been taken. Contaminated solids should only be removed from the site after approval is given by the appropriate agency.

**B14 MONITORING AND MAINTENANCE GUIDELINES FOR EACH PROPOSED STORMWATER QUALITY MEASURE**

Inspection Schedule/Reporting
All impacted areas, as well as all erosion and sediment control devices, will be inspected every seven (7) calendar days and within 24 hours after a rainfall of 0.5 inch or greater. Where sites have been first or temporarily stabilized or on sites where runoff is unlikely due to winter conditions (e.g., site is covered with snow, ice, or frozen ground exists), such inspections shall be conducted at least once every month.

Inspections shall be conducted and a written report prepared, by a designated and qualified person familiar with the USEPA NPDES Storm Water General Permit, this SWPPP, and the Project.

Inspection reports shall be completed including scope of the inspection, name(s) and qualifications of personnel making the inspection, the date of the inspection, observations relating to the implementation of the SWPPP, and any actions taken as a result of incidents of noncompliance noted during the inspection. The inspection report should state whether the site was in compliance or identify any incidents of noncompliance. The contractor shall keep a copy of the inspection reports on site and permanently for a period of two years following construction. The on-site reports may be requested by inspections conducted by the local governing authority.

**Construction Entrance**

Locations where vehicles exit the site shall be inspected for evidence of off-site sediment tracking. Each contractor and subcontractor shall be responsible for maintaining the Construction Entrance and other controls as described in this SWPPP.

**Material Storage Inspections**

Inspectors must evaluate areas used for storage of materials that are exposed to precipitation. The purpose is to ensure that materials are protected and/or impounded so that pollutants cannot discharge from storage areas. Off-site material storage areas used solely by the subject project are considered to be part of the project and must be included in the erosion control plans and the site inspection reports.

**Soil Stabilization Inspections**

Seeded areas will be inspected to confirm that a healthy stand of vegetation is maintained. The site has achieved final stabilization once all areas are covered with pavement or have a stand of vegetation with at least 70% of the background vegetation density. The density of 70% or greater must be maintained to be considered as stabilized. The operator or their representative will water, fertilize, and reseed disturbed areas as needed to achieve this goal.

**Erosion and Sediment Control Inspections**

All controls should be inspected at least once every seven (7) calendar days and following any storm event of 0.5 inch or greater. The following is a list of inspection/maintenance practices that will be used for specific controls:

- 1. Geotextiles/Erosion Control Mats: Missing or loose matting must be replaced or re-anchored.
2. Inlet Protection: If silt fence inlet protection is to be used, sediment should be removed when it reaches approximately one-half the height of the fence. If a sump is used, sediment should be removed when the volume of the basin is reduced by 50%.
3. Diversion Swales: Clean debris or other obstructions as needed. Damage from storms or normal construction activities (i.e., tire ruts) shall be repaired immediately.
4. Mulching: Inspect for thin or bare spots caused by natural decomposition or weather-related events. Mulch in high traffic areas should be replaced on a regular basis to maintain uniform protection.
5. Sediment Trap: Accumulated silt shall be removed and the basin shall be re-graded to its original dimensions at such point that the impoundment has been reduced to one-half of its original storage capacity. The removed sediment shall be stockpiled or redistributed in areas that are protected from erosion.
6. Sediment Basin: Inspect frequently to check for damage and to ensure obstructions are not diminishing the effectiveness of the structures. Sediment shall be removed and the basin shall be re-graded to its original dimensions at such point that the capacity of the impoundment has been reduced to 20% of its original storage capacity. The removed sediment shall be stockpiled or redistributed in areas that are protected from erosion.
7. Silt Fence: Removal of built-up sediment will occur when the sediment reaches one-third the height of the fence.
8. Stabilized Construction Entrance: Periodic re-grading and top dressing with additional stone.
9. Straw Bales: Replace straw bales that show signs of deterioration.
10. Vegetation: Protect newly seeded areas from excessive runoff and traffic until vegetation is established. Establish a watering and fertilizing schedule.
11. Good Housekeeping: Litter, curbs, and construction chemicals exposed to stormwater shall be prevented from becoming a pollutant source for stormwater discharges through screening of outfalls and daily pickup of litter.

In the event that sediment escapes the construction site, off-site accumulations of sediment must be removed at a frequency sufficient to minimize adverse impacts. An example of this may be the situation where sediment has washed into the street and could be carried into the storm sewers by the next rainfall and/or pose a safety hazard to users of public streets. Modifications/Revisions to SWPPP.

Based on inspection results, any necessary modification to this SWPPP shall be implemented within seven calendar days of the inspection. A modification is necessary if a control measure or operational procedure does not provide adequate pollutant control. All revisions shall be recorded on a Record of Revisions within seven calendar days of the inspection.

It is the responsibility of the operator to maintain effective pollutant discharge controls. Physical site conditions or contractor/subcontractor practices could make it necessary to install more controls than were originally planned. For example, localized concentrations of surface runoff or unusually steep areas could require additional silt barrier or other structural controls. Assessing the need for and installing additional controls will be a continuing contractor/subcontractor responsibility until final stabilization is achieved. Contractors and subcontractors implementing this SWPPP must remain alert to the need to periodically refine and update this SWPPP in order to accomplish the intended goals.

**Notice of Termination**

Compliance of the site with the General Construction Permit remains the responsibility of all operators that have submitted an NOI until such time as they have submitted a Notice of Termination (NOT). The permittee's authorization to discharge under the General Construction Permit terminates at midnight of the day the NOT is signed.

All permittees must submit an NOI within thirty (30) days after one or more of the following conditions have been met:

- 1. Final stabilization has been achieved on all portions of the site for which the permittee was responsible.
2. Another operator/permittee has assumed control over all areas of the site that have not been finally stabilized.
3. In residential construction operations, temporary stabilization has been completed and the residence has been transferred to the homeowner.

**B15 EROSION AND SEDIMENT CONTROL SPECIFICATIONS FOR INDIVIDUAL BUILDING LOTS**

Since the entire site is under a single ownership, there are not any individual building lots.

**C1 DESCRIPTION OF POLLUTANTS AND THEIR SOURCES ASSOCIATED WITH THE PROPOSED LAND USE**

The proposed land use is an industrial warehouse. The pollutants and sources of each pollutant normally expected from this type of land use are listed below:

Pollutant Source: Passenger vehicles, delivery vehicles.
Type of Pollutant: Oil, gasoline, diesel fuel, any hydrocarbon associated with vehicular fuels and lubricants, grease, antifreeze, windshield cleaner solution, brake fluid, brake dust, rubber, glass, metal and plastic fragments, grit, road de-icing materials.

Pollutant Source: Building
Type of Pollutant: Cleaning solutions or solvents, leaks from HVAC equipment, grit from roof drainage, aggregate or rubber fragments from roofing system.

Pollutant Source: Trash dumpster
Type of Pollutant: Cleaning solutions or solvents, litter (paper, plastic, general refuse associated with distribution operations), uneaten food products, bacteria.

Pollutant Source: Parking lot
Type of Pollutant: Any pollutant associated with vehicular sources, grit from asphalt wearing surface, bituminous compounds from periodic maintenance (sealing, resurfacing and patching), pavement de-icing materials, paint fragments from parking stall stripes, concrete fragments, wind-blown litter from off-site sources, elevated water temperatures from contact with impervious surfaces.

Pollutant Source: Lawn and landscape areas
Type of Pollutant: Fertilizers, soil, organic material (leaves, mulch, grass clippings)

**C2 SEQUENCE DESCRIBING STORMWATER QUALITY MEASURE IMPLEMENTATION**

The existing stormwater detention ponds will remain in place as permanent features after construction is completed. The purpose of these measures is to restrict stormwater discharges and provide a sediment removal function.

**C3 DESCRIPTION OF PROPOSED POST-CONSTRUCTION STORMWATER QUALITY MEASURES**

The following stormwater quality measures were installed as part of a master-planned previous project, Alpoints Midwest Building 10, adjacent to the project site.

**Vegetated Swale**

Vegetated swales are designed to reduce pollutants and sediment loads in storm water runoff. Storm water runoff is directed into the swale which conveys the runoff from the site. While moving through the swale, runoff velocity is greatly decreased allowing biofiltration (uptake of nutrients by plants), infiltration (percolation of water through the swale's porous soil substrate), and sedimentation (settling out of later suspended particles).

**Permanent Vegetation**

Topsoil will be placed in lawn areas and seeded with grass, and graded not to exceed 3:1 slopes. Proposed landscape trees and shrubs will also be added. These Bio areas will act as a natural filter strip to help improve storm water quality. The vegetated areas will slow the velocities of storm water runoff, reduce sediment runoff, and reduce problems associated with mud or dust from bare soils.

**Wet Detention Pond**