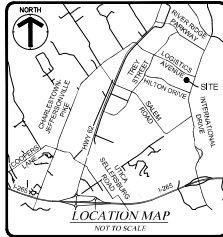
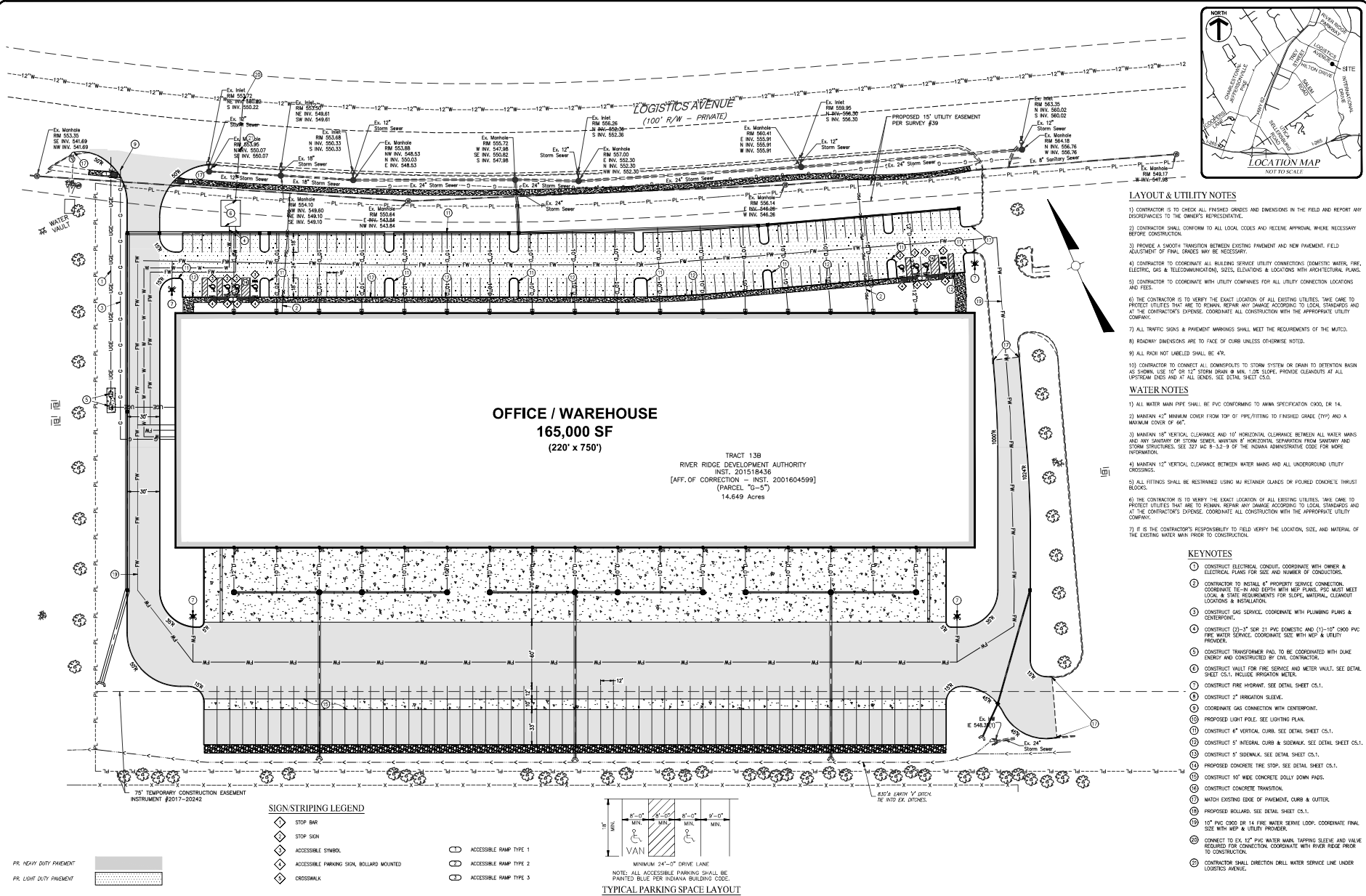


X:\MA-Projects-2024\24017 - RRC FLEX Project - SITE.dwg PLOT DATE: April 18, 2024 - 1:37pm



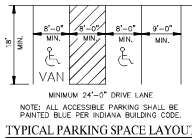
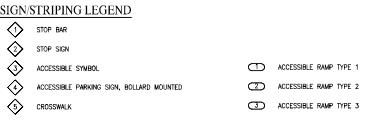
- LAYOUT & UTILITY NOTES**
- CONTRACTOR IS TO CHECK ALL FINISHED GRADES AND DIMENSIONS IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
 - CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES AND RECEIVE APPROVAL WHERE NECESSARY BEFORE CONSTRUCTION.
 - PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY.
 - CONTRACTOR TO COORDINATE ALL BLENDING SERVICE UTILITY CONNECTIONS (COMPUTER, WATER, FIBER, ELECTRIC, GAS & TELECOMMUNICATION, SEWER, ELEVATORS & LOADING) WITH ARCHITECTURAL PLANS.
 - CONTRACTOR TO COORDINATE WITH UTILITY COMPANIES FOR ALL UTILITY CONNECTION LOCATIONS AND FEES.
 - THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
 - ALL TRAFFIC SIGNS & PAVEMENT MARKINGS SHALL MEET THE REQUIREMENTS OF THE MUTCD.
 - ROADWAY DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL PAV NOT LABELED SHALL BE ASP.
 - CONTRACTOR TO CONNECT ALL CONDUITS TO STORM SYSTEM OR DRAIN TO STATIONARY BASIN AS SHOWN. USE 10" OR 12" STORM DRAIN @ MIN. 1.0% SLOPE. PROVIDE CLEANOUTS AT ALL UPSTREAM DUES AND AT ALL SENS. SEE DETAIL SHEET C5.0.

- WATER NOTES**
- ALL WATER MAIN PIPE SHALL BE PVC CONFORMING TO ANMA SPECIFICATION C900, DR 14.
 - MAINTAIN 12" MINIMUM COVER FROM TOP OF PIPE/TITING TO FINISHED GRADE (FG) AND A MAXIMUM COVER OF 16".
 - MAINTAIN 18" VERTICAL CLEARANCE AND 10" HORIZONTAL CLEARANCE BETWEEN ALL WATER MAINS AND ANY SANITARY OR STORM SEWER. MAINTAIN 8" HORIZONTAL SEPARATION FROM SANITARY AND STORM STRUCTURES. SEE 327 IAS 9-3.2-9 OF THE INDIANA ADMINISTRATIVE CODES FOR MORE INFORMATION.
 - MAINTAIN 12" VERTICAL CLEARANCE BETWEEN WATER MAINS AND ALL UNDERGROUND UTILITY CROSSINGS.
 - ALL FITTINGS SHALL BE RESTRICTED USING NO REMAINDER GLASSES OR FLOURED CONCRETE THRUST BLOCKS.
 - THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION, SIZE, AND MATERIAL OF THE EXISTING WATER MAIN PRIOR TO CONSTRUCTION.

- KEYNOTES**
- CONTRACTOR ELECTRICAL CONDUIT, COORDINATE WITH OWNER & ELECTRICAL PLANS FOR SIZE AND NUMBER OF CONDUITS.
 - CONTRACTOR TO INSTALL 6" PROPERTY SERVICE CONNECTION. COORDINATE TIE-IN AND DEPTH WITH MEP PLANS. PSC MUST MEET LOCAL & STATE REQUIREMENTS FOR SLOPE, MARKING, CLEANOUT LOCATIONS & INSTALLATION.
 - CONTRACTOR GAS SERVICE, COORDINATE WITH PLUMBING PLANS & CENTERPOINT.
 - CONSTRUCT (2)-3" SER 21 PVC DOMESTIC AND (1)-10" C900 PVC FIRE WATER SERVICE. COORDINATE SIZE WITH MEP & UTILITY PROVIDER.
 - CONSTRUCT TRANSFORMER PAD TO BE COORDINATED WITH DUKES ENERGY AND CONSTRUCTED BY CUL CONTRACTOR.
 - CONSTRUCT WALL FOR FIRE SERVICE AND METER VAULT. SEE DETAIL SHEET C5.1. INCLUDE IRRIGATION METER.
 - CONSTRUCT FIRE HYDRANT. SEE DETAIL SHEET C5.1.
 - CONSTRUCT 2" IRRIGATION SLEEVE.
 - COORDINATE GAS CONNECTION WITH CENTERPOINT.
 - PROPOSED LIGHT POLE. SEE LIGHTING PLAN.
 - CONSTRUCT 6" VERTICAL CURB. SEE DETAIL SHEET C5.1.
 - CONSTRUCT 5" INTEGRAL CURB & SIDEWALK. SEE DETAIL SHEET C5.1.
 - CONSTRUCT 5" SIDEWALK. SEE DETAIL SHEET C5.1.
 - PROPOSED CONCRETE TIE STOP. SEE DETAIL SHEET C5.1.
 - CONSTRUCT 10" WIDE CONCRETE DOLLY DOWN PADS.
 - CONSTRUCT CONCRETE TRANSITION.
 - MATCH EXISTING EDGE OF PAVEMENT, CURB & OUTLET.
 - PROPOSED BOLLARD. SEE DETAIL SHEET C5.1.
 - 10" PVC C900 OR 14 FIRE WATER SERVICE LOOP. COORDINATE FINAL SIZE WITH MEP & UTILITY PROVIDER.
 - CONNECT TO EX. 12" WATER MAIN. TAPPING SLEEVE AND VALVE REQUIRED FOR CONNECTION. COORDINATE WITH RIVER RIDGE PRIOR TO CONSTRUCTION.
 - CONTRACTOR SHALL DRILL WATER SERVICE LINE UNDER LOGISTICS AVENUE.

OFFICE / WAREHOUSE
 165,000 SF
 (220' x 750')

TRACT 13B
 RIVER RIDGE DEVELOPMENT AUTHORITY
 INST. 201518436
 (AFF. OF CORRECTION - INST. 2001604599)
 (PARCEL "G-5")
 14.649 Acres

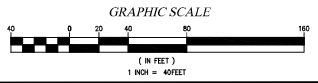


UTILITY NOTE:
 ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN PRIOR TO ANY EXCAVATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE NECESSARY UTILITY AGENCIES AND OBTAIN THE PRECISE LOCATION OF THEIR FACILITIES. THE CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH ALL UTILITY REQUIREMENTS AS SET OUT ON THE PLANS, IN THE SPECIFICATIONS, AND IN THE SPECIAL PROVISIONS.
 THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER "HOLEY MOLEY" (TOLL FREE PHONE NO. 1-800-382-5544) TWO (2) WORKING DAYS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF EXISTING BELOW-GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRING, GAS & WATER LINES).



BENCHMARK DESCRIPTION

BM1 ELEV. - DESC. (NWD 88)	BM2 ELEV. - DESC. (NWD 88)
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Revision	Date	Description	Created By	Checked By	Approved By

HERITAGE ENGINEERING, LLC
 442 South 4th Street
 Indianapolis, IN 46202
 (317) 634-1112
 (317) 634-1112
 (317) 634-1112

RRC FLEX PROJECT, LLC.
 6615 FORGED WAY
 GREENSBORO, IN 47122

RRC FLEX PROJECT, LLC.
 377 JEFFERSON AVENUE
 JEFFERSONVILLE, IN 47130

CONSTRUCTION PLANS
 PROJECT: RRC FLEX PROJECT, LLC.
 377 JEFFERSON AVENUE
 JEFFERSONVILLE, IN 47130

SITE PLAN

JOB NO: 24017
 HORIZ. SCALE: 1"=40'
 VERTICAL SCALE: 1/4"=1'
 DESIGNED BY: AGJ
 DETAILED BY: SJK
 CHECKED BY: CJD
 DATE: 4/18/24

SHEET **C2.0** of 15

30% SUBMITTAL