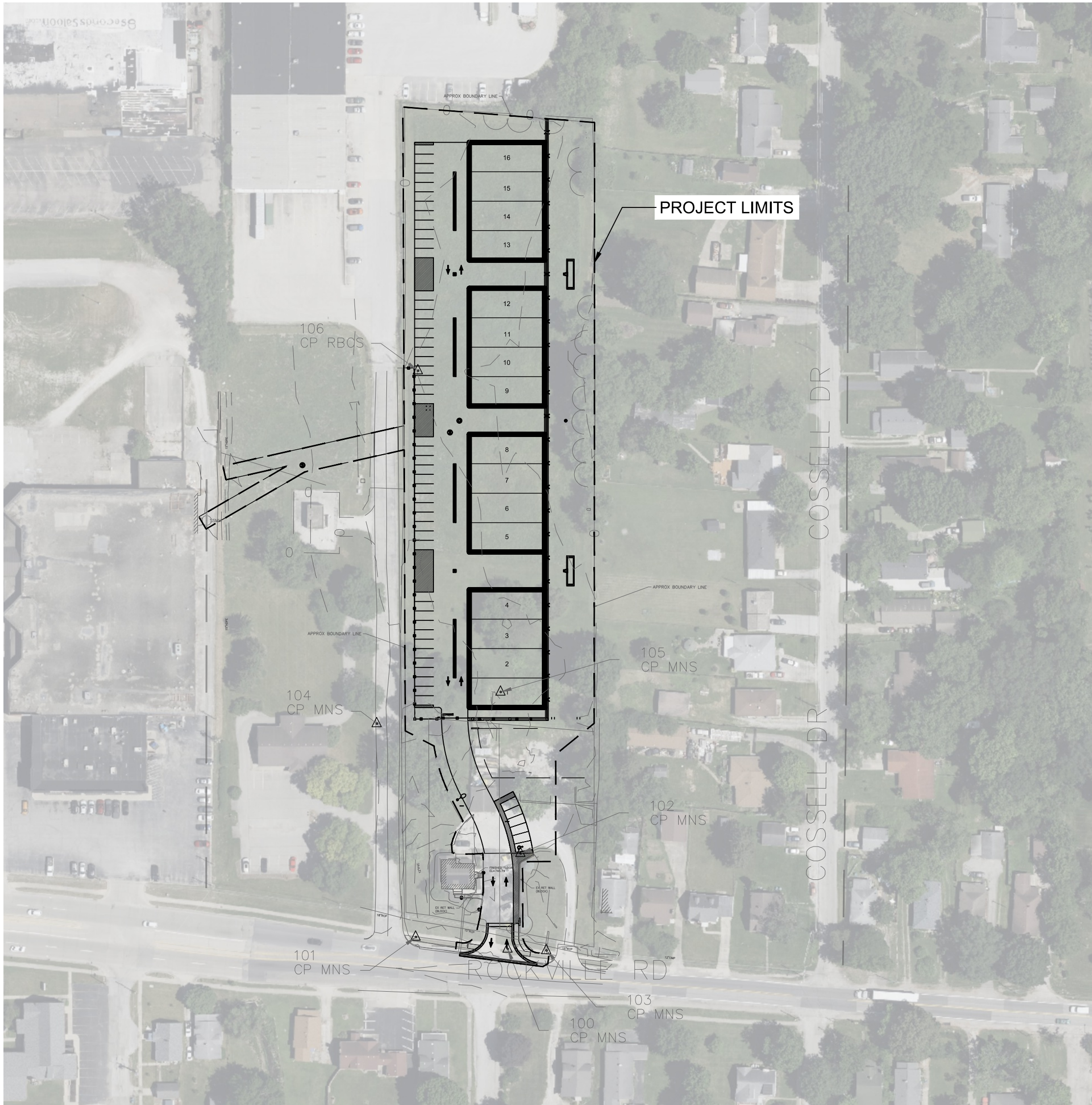


BLUE LYNX FLEX SPACE DEVELOPMENT

INDIANAPOLIS, INDIANA

BID SET

ISSUED: JULY 24, 2025



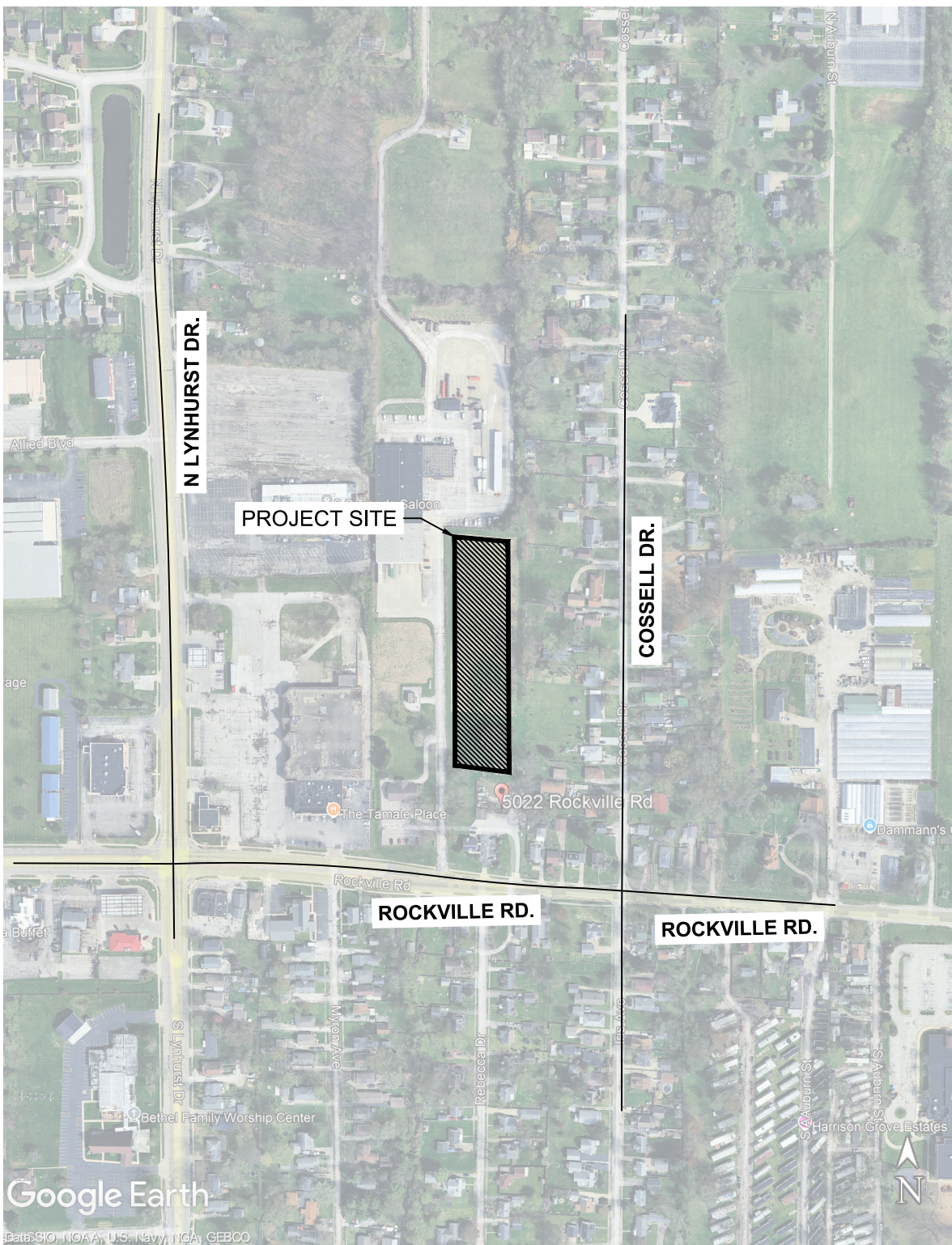
PROJECT AREA
SCALE: 1" = 100'-0"

PROJECT NAME:
Blue Lynx Flex Space
Development

PROJECT ADDRESS:
5022, 5023 Rockville Road
Indianapolis, Indiana, 46224

OWNER:
Cultivar Properties LLC

OWNER ADDRESS:
2050 W 44TH ST
Indianapolis, IN 46228



VICINITY MAP
NOT TO SCALE

SITE INFORMATION:

SITE AREA = 3.66 ACRES
PROJECT AREA = 3.66 ACRES
LEGAL: PT SW1/4 SW1/4 S6 T15 R3 BEG
260.8' N OF SE COR., W 201.3', N 646.8', E
204.02', S 646.8' TO BEG.3AC

NO SITE AND/OR SOIL CONTAMINENTS
ARE KNOWN OR SUSPECTED TO BE
PRESENT WITHIN THE SITE AREA

NOTES:

HORIZONTAL DATUM:
INDIANA STATE PLANE, EAST ZONE, NAD1983

VERTICAL DATUM:
NAVD1988

ALL MEASUREMENTS IN US SURVEY FEET

Point Table				
Point #	Elevation	Northing	Easting	Description
100	741.27	1645653.78	164829.64	CP MNS
101	740.29	1645666.56	164731.99	CP MNS
102	741.82	1645755.36	164843.26	CP MNS
103	741.75	1645652.24	164870.66	CP MNS
104	739.04	1645893.16	164690.67	CP MNS
105	740.89	1645926.72	164822.10	CP MNS
106	741.23	1646267.91	164734.38	CP RBCS

Sheet List Table

Sheet Number	Sheet Title
CC.00	COVER SHEET
CC.01	GENERAL NOTES
CD.00	EX. COND.& DEMO PLAN
CS.01	SITE PLAN
CS.02	SITE DETAILS
CG.01	GRADING PLAN
CU.01	UTILITY PLAN
CU.02	UTILITY DETAILS
CU.02	UTILITY PROFILES
CJ.01	EROSION CONTROL PLAN
CJ.02	SWPPP
CJ.03	SWPPP
CJ.04	EROSION CONTROL DETAILS
CJ.05	EROSION CONTROL DETAILS

**STORMWATER INFRASTRUCTURE
TOTAL PIPE LENGTH BY SIZE:**

298 LF OF 12" HDPE
364 LF OF 12" PP
236 LF OF 15" HDPE

STRUCTURE COUNT BY TYPE:

1x 18" PRECAST ROUND STR.
1x 24" PRECAST ROUND STR.
1x 48" PRECAST ROUND STR.
2x 24"x24" PRECAST RECT. STR.
2X 12" FLARED END SECTION

**SANITARY INFRASTRUCTURE
TOTAL PIPE LENGTH BY SIZE:**

278 LF OF 8" PP

STRUCTURE COUNT BY TYPE:

2x 48" PRECAST ROUND STR.

WATER QUALITY SUMMARY TABLE

STORM STR	UNIT TYPE	NORTHING	EASTING
WET DETENTION	WET DETENTION	1646214.7477	164896.2252

Department of Business and Neighborhood Services
(BNS), City-County Building, 200 E. Washington Street,
Suite 107, Indianapolis, IN 46204,
Telephone: (317)327-8700

WEIHE
ENGINEERS

CIVIL ENGINEER:
WEIHE ENGINEERS INC.
10505 N COLLEGE AVE
INDIANAPOLIS, IN 46280

COVER SHEET

CC.00

