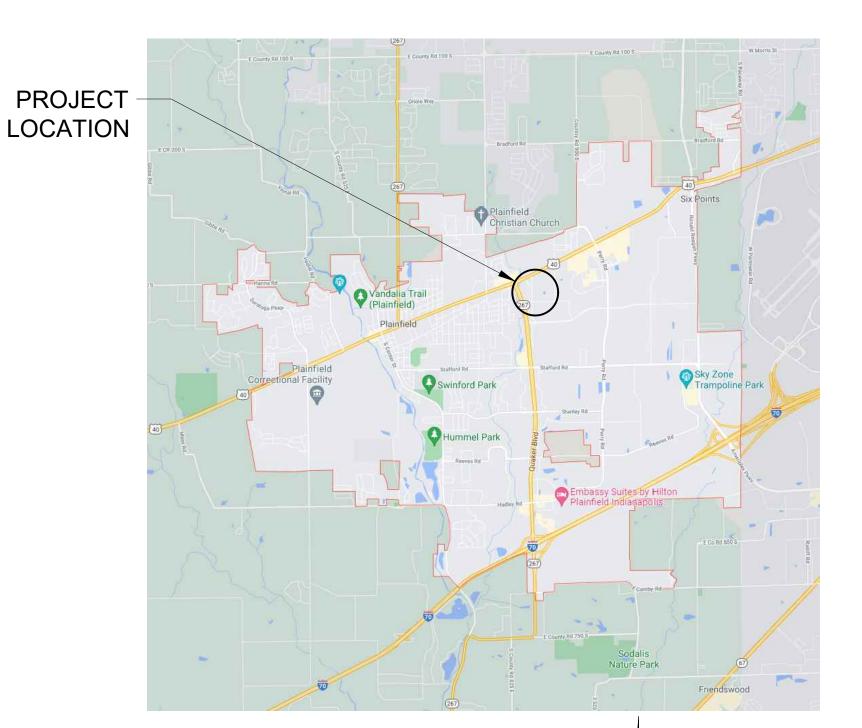
ZONED: GC

PLANS PREPARED FOR: ROBERT R. CARR PROPERTIES INC. 3717 CLARKS CREEK ROAD PLAINFIELD, IN 46168 317-839-5944 CONTACT: ROBERT CARR

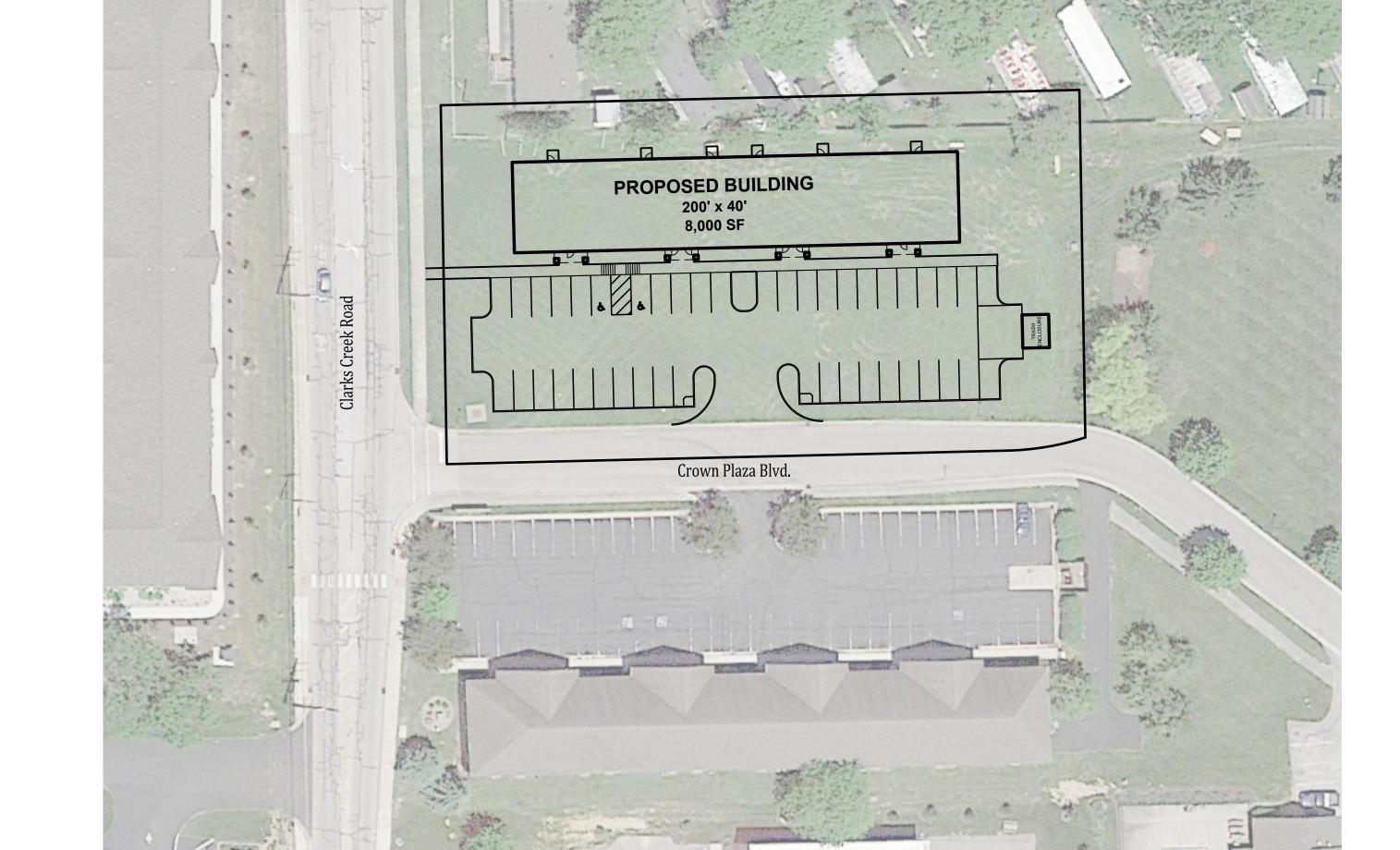
rcarr@carrpropertygroup.com

PROJECT LOCATION





VICINITY MAP NO SCALE



SITE MAP SCALE" 1" = 40'

OPERATING AUTHORITIES

CABLE TELEVISION

Indianapolis, IN 46220

STORM
Town of Plainfield

986 S. Center Street

Plainfield, IN 46168

986 S. Center Street

Plainfield, IN 46168

317-839-3490

SANITARY Town of Plainfield

317-839-3490

Comcast Cable

5330 E. 65th St.

317-872-2225

GAS
Centerpoint Energy 1995 East Main St. Danville, IN 46112 317-718-3618

ELECTRIC Duke Energy 390 N. Main Street Martinsville, IN 46151 765-349-4012

ELECTRIC Hendricks Power Cooperative 86 N. 500 E Danville, IN 46112 317-745-5473

FIBER OPTIC MCI 400 Internation Pkwy Richardson, TX 75081 469-886-4238

FIBER OPTIC
TCS Communications, LLC 4355 Lafayette Blvd. Indianapolis, IN 46254 812-623-1233

CABLE TELEVISION
Bright House Networks 3030 Roosevelt Ave.

WATER
Town of Plainfield 986 S. Center Street Indianapolis, IN 46218 Plainfield, IN 46168 317632-9077 317-839-3490

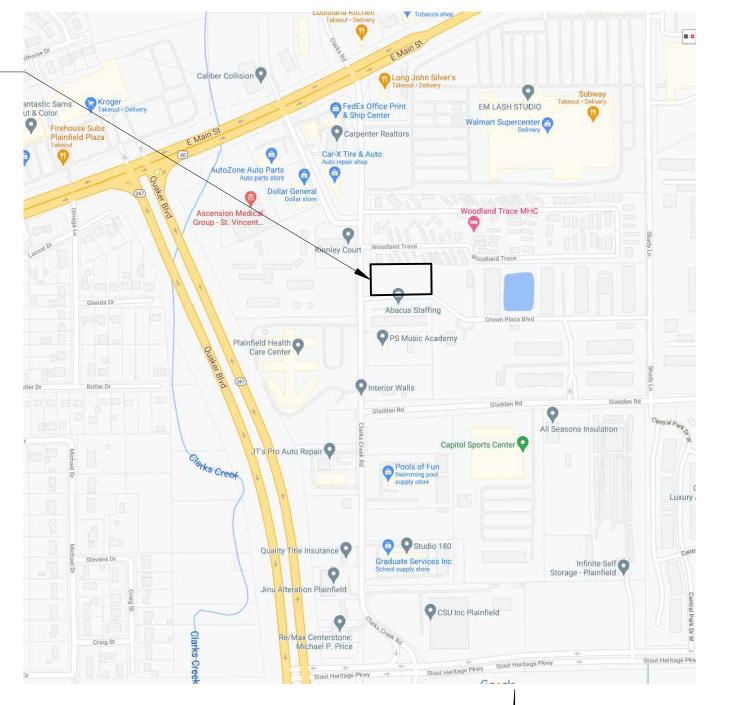
> TELEPHONE AT&T 240 N. Meridian St. Indianapolis, IN 46204 317-265-3050

> > FIRE DEPARTMENT Plainfield Fire Territory 591 Moon Road Plainfield, IN 46168 317-839-6939

SCHOOL DISTRICT Plainfield Community School Corporation 985 S. Longfellow Lane Plainfield, IN 46168 317-839-2578

	REVISIONS	
NUMBER	DESCRIPTION	DATE

SHEET INDEX					
SHEET NO	HEET NO DESCRIPTION				
C100	TITLE SHEET				
C101	EXISTING TOPOGRAPHY				
C102	SITE LAYOUT PLAN				
C103	UTILITY PLAN				
L100	LANDSCAPE PLAN				



LOCATION MAP NO SCALE

PLANS PREPARED BY:



853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN 46168 BUS: (317) 707-3700, FAX: (317) 707-3800 E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com

> CONTACT: RYAN LINDLEY EMAIL: rlindley@banning-eng.com

CONSTRUCTION DOCUMENTS

PROJECT MANAGER:

THESE PLANS ARE NOT TO BE CONSIDERED FINAL OR TO BE UTILIZED FOR CONSTRUCTION UNLESS SIGNED AND DATED BY THE APPROPRIATE BANNING ENGINEERING PROJECT MANAGER.

THESE PLANS ARE NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

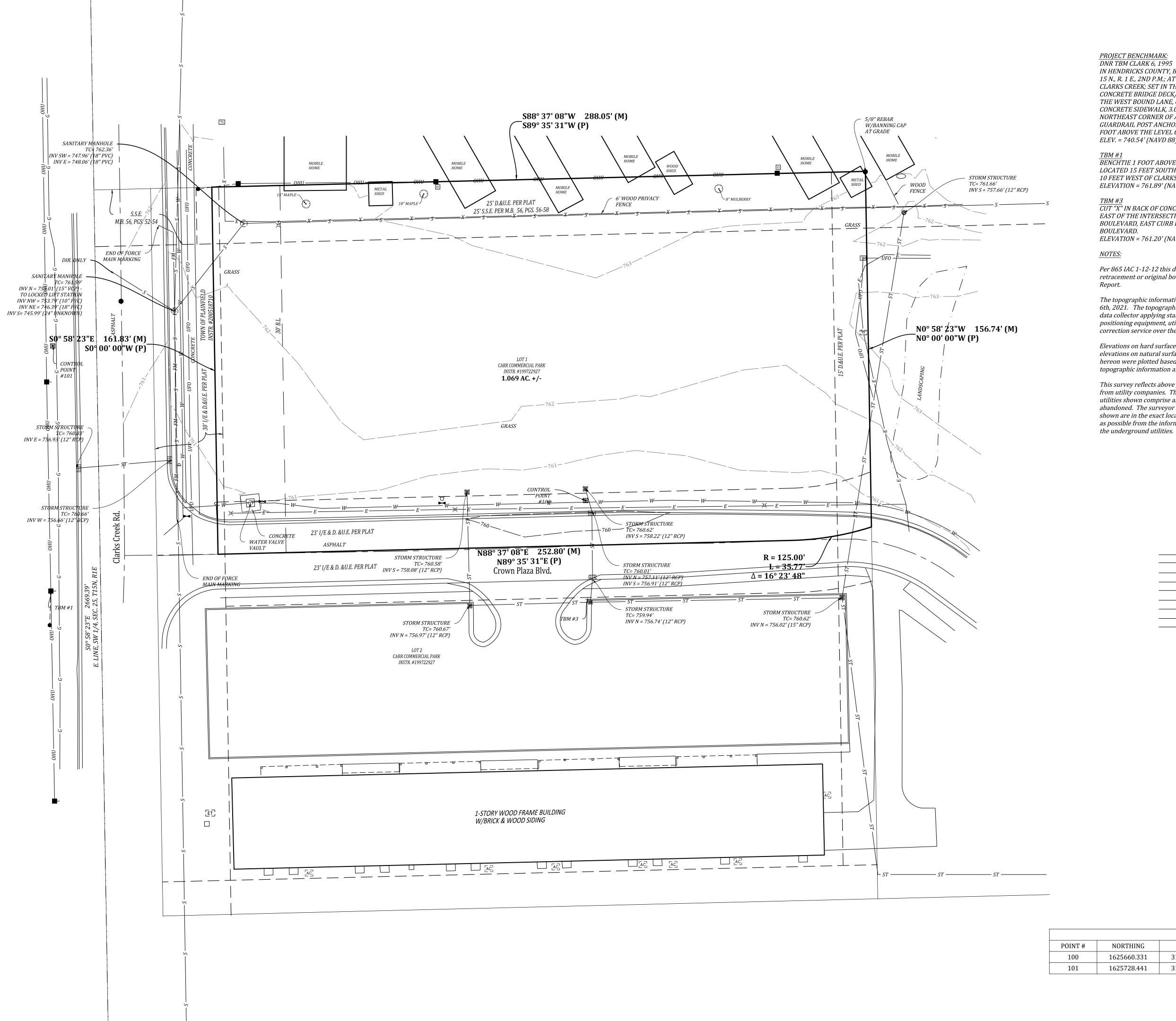
NOT FOR CONSTRUCTION

CERTIFIED BY:

05-21-2021 Project No: 19286 Sheet No:

C100





PROJECT BENCHMARK:

IN HENDRICKS COUNTY, BRIDGEPORT QUAD., IN THE NW 1/4 OF SECTION 36, T. 15 N., R. 1 E., 2ND P.M.; AT PLAINFIELD; AT THE STAFFORD ROAD BRIDGE OVER CLARKS CREEK; SET IN THE TOP OF THE NORTHEAST CORNER OF THE CONCRETE BRIDGE DECK/SIDEWALK, 13.5 FEET NORTH OF THE CENTERLINE OF THE WEST BOUND LANE, 6.0 FEET NORTH OF THE SOUTH EDGE OF THE CONCRETE SIDEWALK, 3.0 FEET ABOVE THE GROUND, 0.7 FOOT EAST OF THE NORTHEAST CORNER OF AN ALUMINUM BASE PLATE OF A ALUMINUM GUARDRAIL POST ANCHORED IN THE CONCRETE BRIDGE DECK/SIDEWALK, 0.8 FOOT ABOVE THE LEVEL OF THE ROAD; A CHISELED SQUARE. ELEV. = 740.54' (NAVD 88)

BENCHTIE 1 FOOT ABOVE GRADE IN NORTH SIDE OF POWER POLE #112-171 LOCATED 15 FEET SOUTH OF CENTERLINE OF CROWN PLAZA BOULEVARD AND 10 FEET WEST OF CLARKS CREEK ROAD. ELEVATION = 761.89' (NAVD 88)

CUT "X" IN BACK OF CONCRETE IN PARKING AREA, APPROXIMATELY 200 FEET EAST OF THE INTERSECTION OF CLARKS CREEK ROAD AND CROWN PLAZA BOULEVARD, EAST CURB ISLAND ENTRANCE SOUTH OF CROWN PLAZA BOULEVARD.

ELEVATION = 761.20' (NAVD 88)

Per 865 IAC 1-12-12 this drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location

The topographic information shown hereon was obtained in the field during May 6th, 2021. The topographic data was gathered using a robotic total station and data collector applying standard radial surveying techniques and by global positioning equipment, utilizing the VRS Network, a real-time kinematic (RTK) correction service over the internet.

Elevations on hard surfaces or structures are accurate to within 0.05 feet, elevations on natural surfaces are accurate to within 0.10 feet. The contours shown hereon were plotted based upon interpolation of spot elevations and other topographic information and are accurate to within one half of a contour interval.

This survey reflects above ground indications of utilities and information available from utility companies. The surveyor makes no guarantee that the underground utilities shown 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 they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

<u>LEGEND</u>

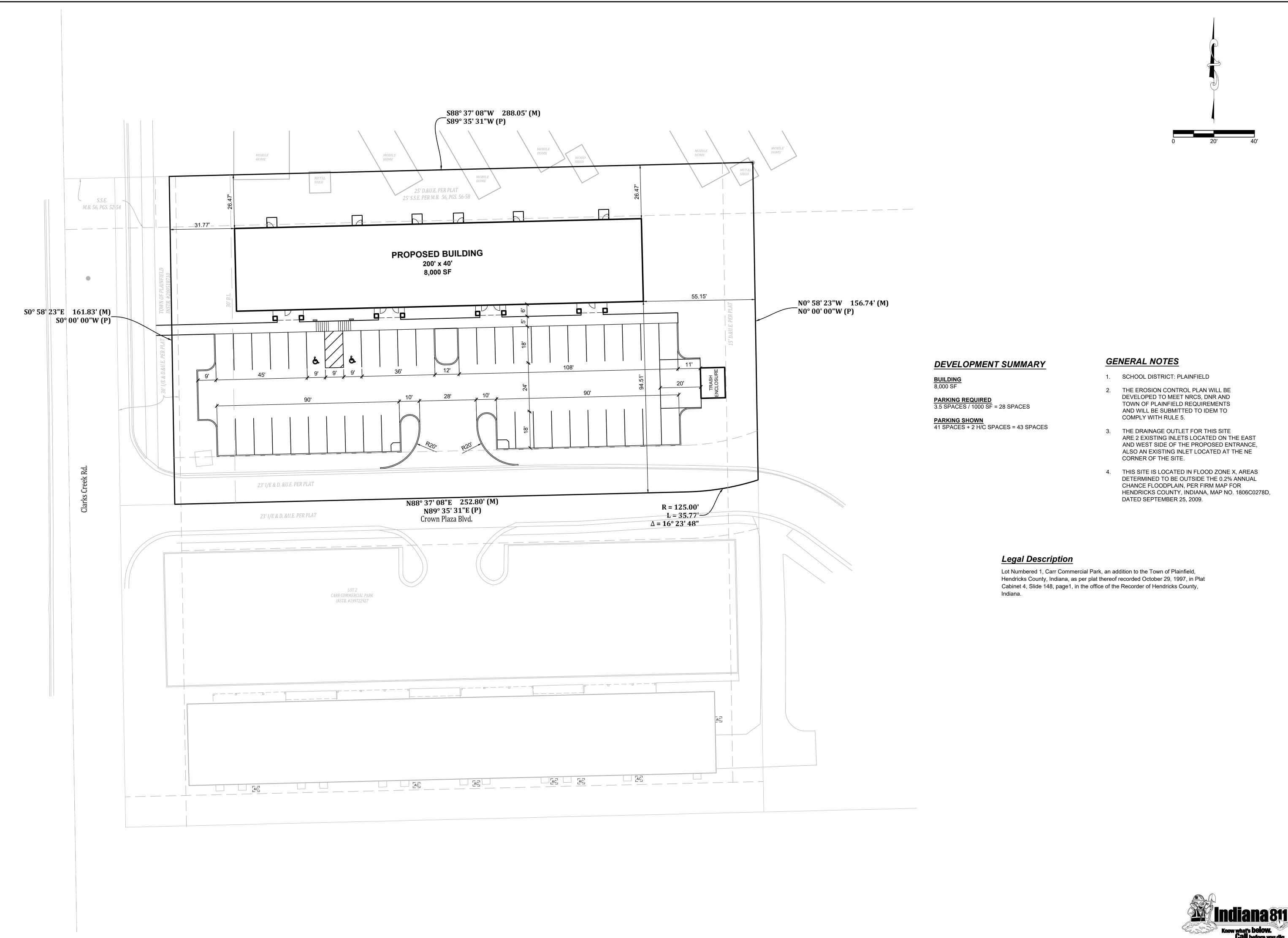
X	FENCE LINE
FM	FORCE MAIN
— ОНИ ———	OVERHEAD UTILITY
ST	
S	SANITARY SEWER LINE
E	UNDERGROUND ELECTRIC LINE
UFO	UNDERGROUND FIBER OPTIC LINE
W	UNDERGROUND WATER LINE
	UNDERGROUND GAS MAIN
	CURB INLET
\odot	DECIDUOUS TREE
	ELECTRIC BREAKER BOX
(E)	ELECTRIC MANHOLE
ES	ELECTRIC SPLICE BOX
ET	ELECTRIC TRANSFORMER
Y	FIRE HYDRANT
0	FIBER OPTIC MARKER
	GUY WIRE
	LIGHT POLE
\bigcirc	MANHOLE UNKNOWN
•	MONUMENT FOUND
■-	POWER POLE
(<u>s</u>)	SANITARY MANHOLE
	SATELLITE DISH
þ	SIGN
#	STORM INLET - ROUND
黑	STORM INLET - SQUARE
TS	TELEPHONE SPLICE BOX
+	VERTICAL CONTROL
[v]	VAULT
\bowtie	WATER VALVE
SS	SANITARY SEWER
D	DRAINAGE
U	UTILITY
I/E	INGRESS/EGRESS
E	EASEMENT
(D)	D. 4.

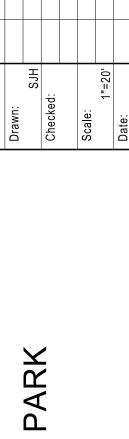
CONTROL TABLE					
POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION	
100	1625660.331	3153380.938	760.10	5/8" REBAR WITH BANNING CAP	
101	1625728.441	3153146.164	761.89	5/8" REBAR WITH BANNING CAP	

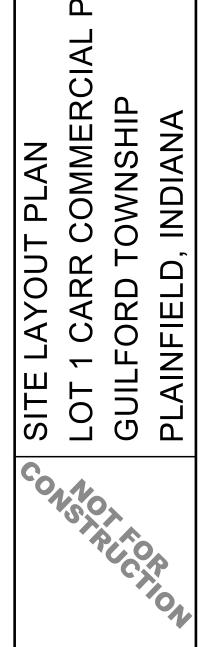
(P) PLAT



OMMERCIAL LOT 1 CARR COMMERC GUILFORD TOWNSHIP PLAINFIELD, INDIANA



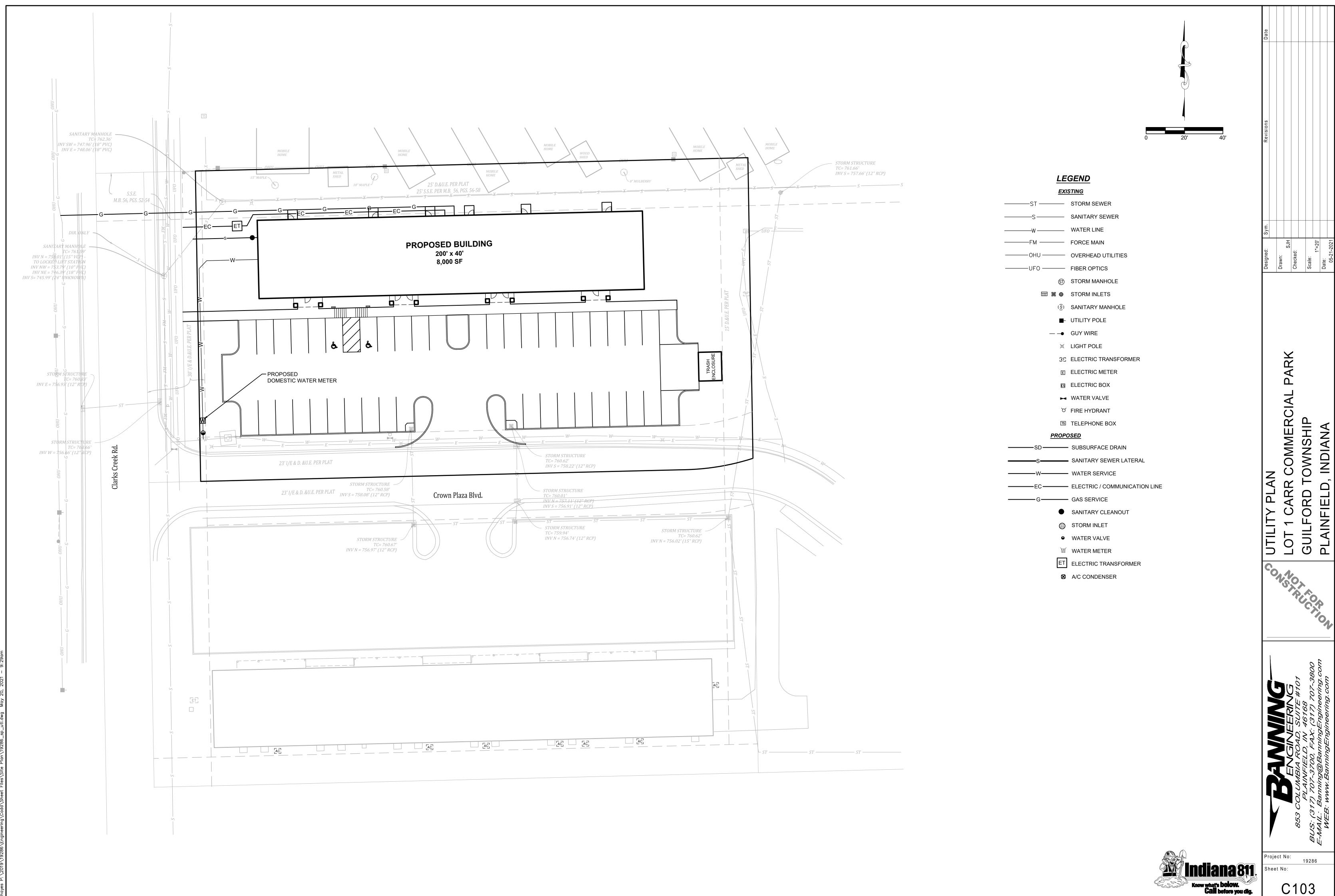




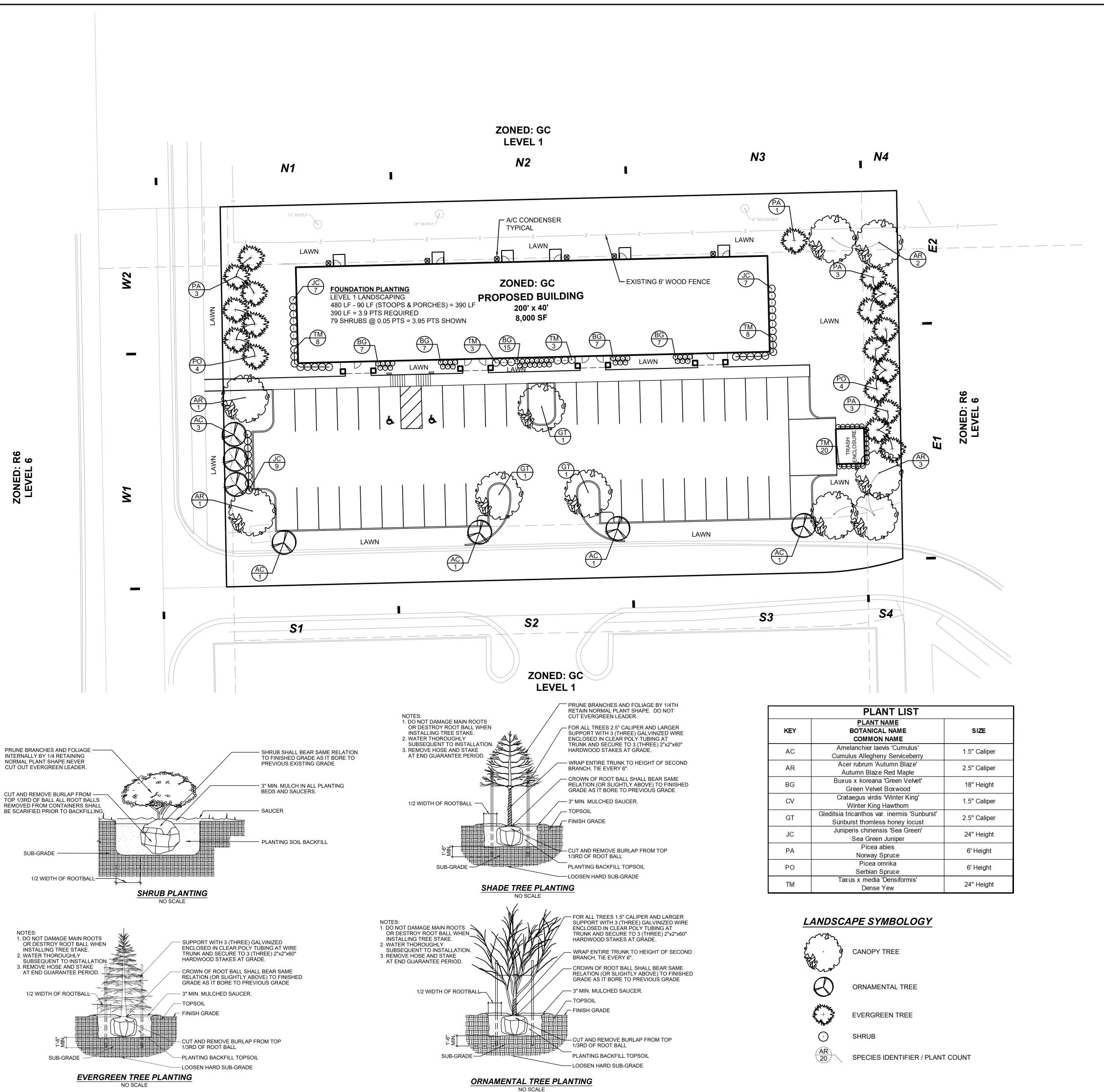
3 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN 46168 (317) 707-3700, FAX: (317) 707-3800

Project No:

C102



C103



LANDSCAPE SPECIFICATIONS

These specifications cover the furnishing of labor, plants, equipment, and materials to perform landscape operations in connection with this construction project at the locations shown on the landscape drawing.

LANDSCAPE MATERIALS: FERTILIZER:

Granular non-burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer; 20% nitrogen, 10% phosphoric acid, and 5% potash by weight or similarly approved composition.

PLANTING BACKFILL SOIL:

Backfill plant pits with the following topsoil mixture: 1 part on-site topsoil, 1 part imported topsoil, 1 part compost and 1/2 pound plant specified fertilizer per cubic yard.

PLANT MATERIALS:

Provide trees and shrubs as indicated. Comply with sizing and grading standards of "American Standard for Nursery Stock". Provide only sound, healthy vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, plant diseases, insects or any other form of disease or infestation. All plants shall have fully developed form without voids or open spaces.

3 inches of Grade 'A' Shredded Hardwood mulch where planting bed adjoins either pavement or turf.

PLANTING BED FABRIC:

Dewitt Pro 5 Weed Barrier. Install only in planting beds.

PROJECT EXECUTION: SUBSURFACE UTILITIES:

Contractor shall determine utility line locations prior to commencing work. Any conflicts between utility locations, excavation and/or landscape operations shall be brought to Owner's attention prior to commencing excavation and/or grading work. Contractor assumes responsibility for any utility damage resulting from landscape operations. CONTRACTOR SHALL NOTIFY UTILITY LOCATE SERVICE (811) A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION.

When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage or obstructions, notify owner before planting. See planting details for planting, pruning and staking

Complete all other landscape plantings, mulching, fine grading and staking prior to seeding lawn areas. Provide seeded lawn for all lawn areas utilizing Amer-Turf Front-Runner Turf Type Tall Fescue Blend Seed. Apply Seed at a rate of 5 pounds per 1000 square feet. Apply fertilizer at a rate of 4 pounds of actual nitrogen per 1,000 square feet. Spread topsoil over lawn areas to a depth of two inches and cultivate soil to a depth of three inches prior to seeding. Seed bed shall be in a firm but uncompacted condition with a relatively fine texture at time of seeding. Contractor shall maintain seeding lawn for a period of 60 days beyond final acceptance by mowing and watering as required to maintain vigorous growth during establishment period. Lawn areas shall not have voids larger than 6"x6". If voids are larger than acceptable size an overseeding shall be completed by the contractor during the next available growing season.

Fall growing season August 15th - September 20th. Spring growing season March 20th - April 20th.

PROJECT WARRANTY:

Contractor shall warrant trees, shrubs, and plants for a period of two years after date of substantial completion against defects including death and unsatisfactory growth, except for defects resulting from neglect by the Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond installer's control. Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period.

PERIMETER LANDSCAPING

EVERGREEN TREE = 0.50 PTS ORNAMENTAL TREE = 0.50 PTS CANOPY TREE = 0.75 PTS SHRUBS = 0.05 PTS 6' TALL FENCE = 0.75 / 100 LF

WEST PROPERTY LINE LEVEL 4 LANDSCAPING

POINTS REQUIRED = 6.50 PTS POINTS SHOWN = 6.50 PTS

	3	ORNAMENTAL TREE	= 1.50 PTS
W1	1	EVERGREEN TREE	= 0.50 PTS
	2	CANOPY TREE	= 1.50 PTS
W2	6	EVERGREEN TREE	= 3.00 PTS

SOUTH PROPERTY LINE LEVEL 1 LANDSCAPING POINTS REQUIRED = 3.50 PTS

POINTS SHOWN = 3.50 PTS 1 ORNAMENTAL TREE = 0.50 PTS ORNAMENTAL TREE = 1.00 PTS **CANOPAY TREE** = 0.75 PTSS3 ORNAMENTAL TREE = 0.50 PTS

CANOPAY TREE

EAST PROPERTY LINE LEVEL 4 LANDSCAPING POINTS REQUIRED = 6.50 PTS

= 0.75 PTS

CANOPY TREE = 0.75 PTS EVERGREEN TREE = 3.50 PTS CANOPY TREE = 0.75 PTS EVERGREEN TREE = 1.50 PTS

POINTS SHOWN = 6.50 PTS

NORT	H PROPERTY LINE	
LEVEL	4 LANDSCAPING	
POINT	S REQUIRED = 3.50 P	TS

POINTS SHOWN = 3.50 PTS

N1	100'	EXISTING 6' FENCE	= 0.75 PTS
N2	100'	EXISTING 6' FENCE	= 0.75 PTS
	100'	EXISTING 6' FENCE	= 0.75 PTS
N3	1	EVERGREEN TREE	= 0.50 PTS
	1	CANOPY TREE	= 0.75 PTS



roject No:

PARK

OMMERCIAL

 \triangleleft

OWNSHIP

OR

NDIANA