

SITE PLAN

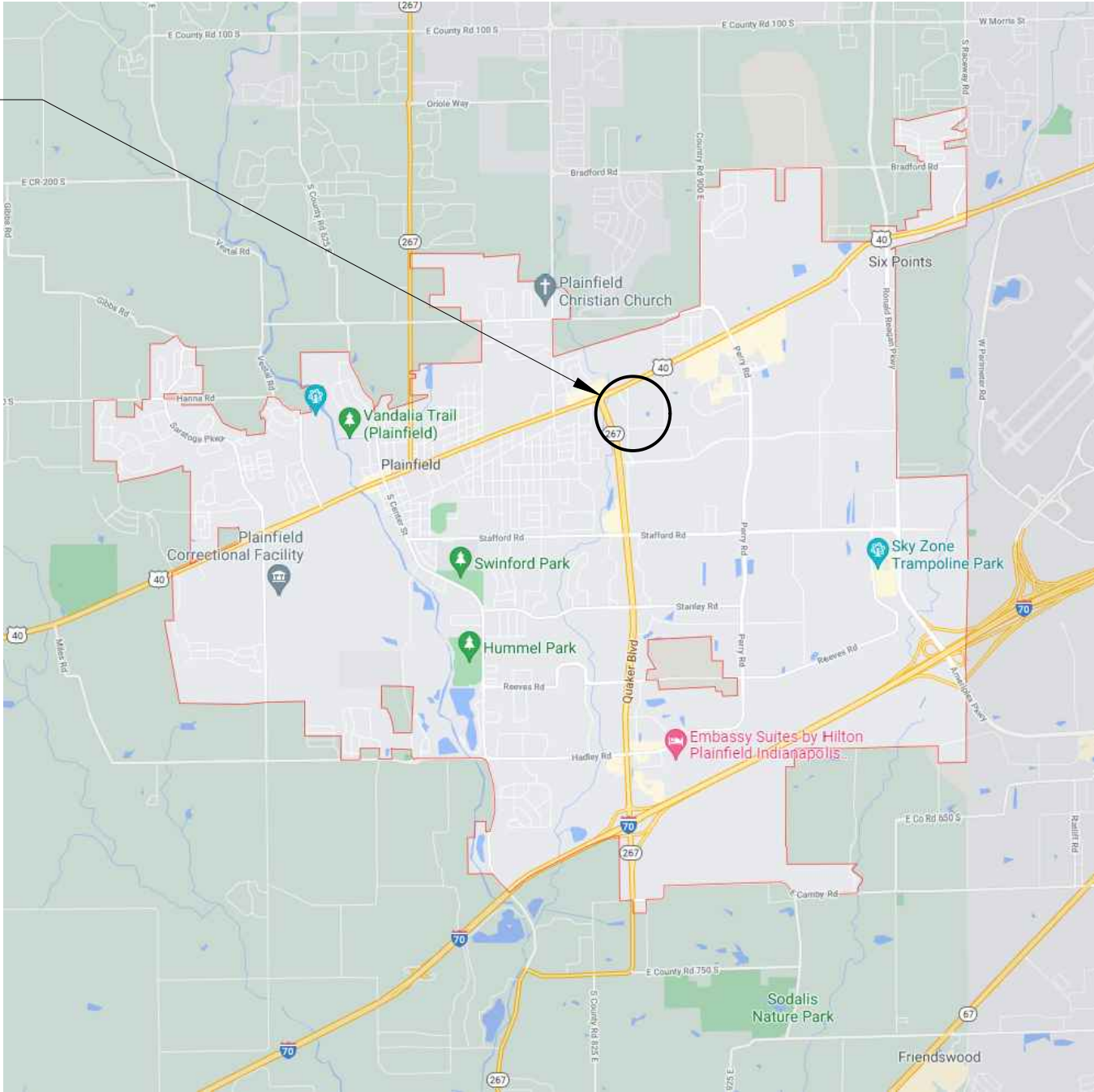
LOT 1 CARR COMMERCIAL PARK

SE 1/4, SEC.25-T15N-R1E, HENDRICKS COUNTY, GUILFORD TOWNSHIP, PLAINFIELD, INDIANA
PROJECT ADDRESS: 1916 CROWN PLAZA BLVD.

ZONED: GC

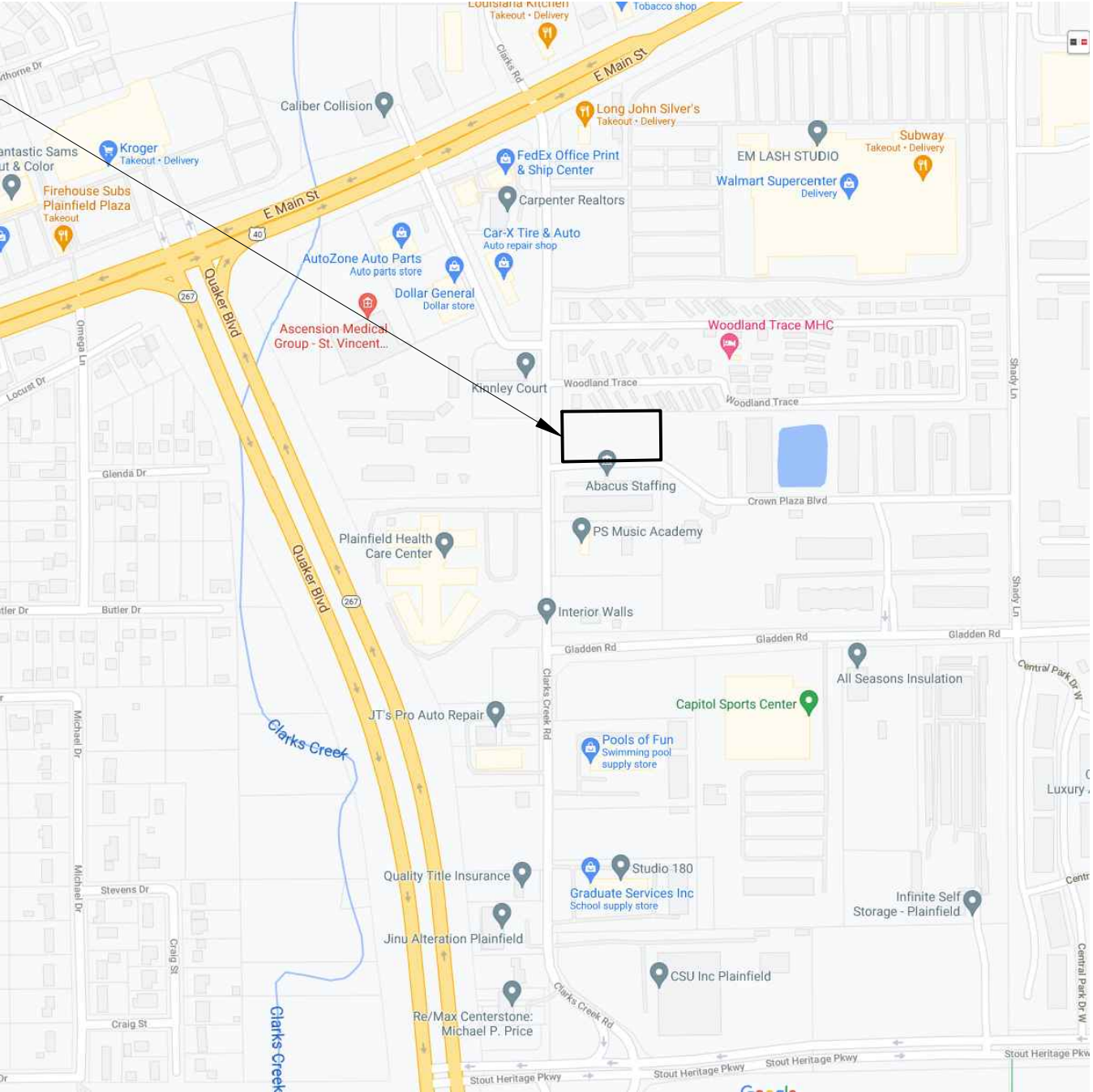
PLANS PREPARED FOR:
ROBERT R. CARR PROPERTIES INC.
3717 CLARKS CREEK ROAD
PLAINFIELD, IN 46168
317-839-5944
CONTACT: ROBERT CARR
rcarr@ carrpropertygroup.com

PROJECT
LOCATION

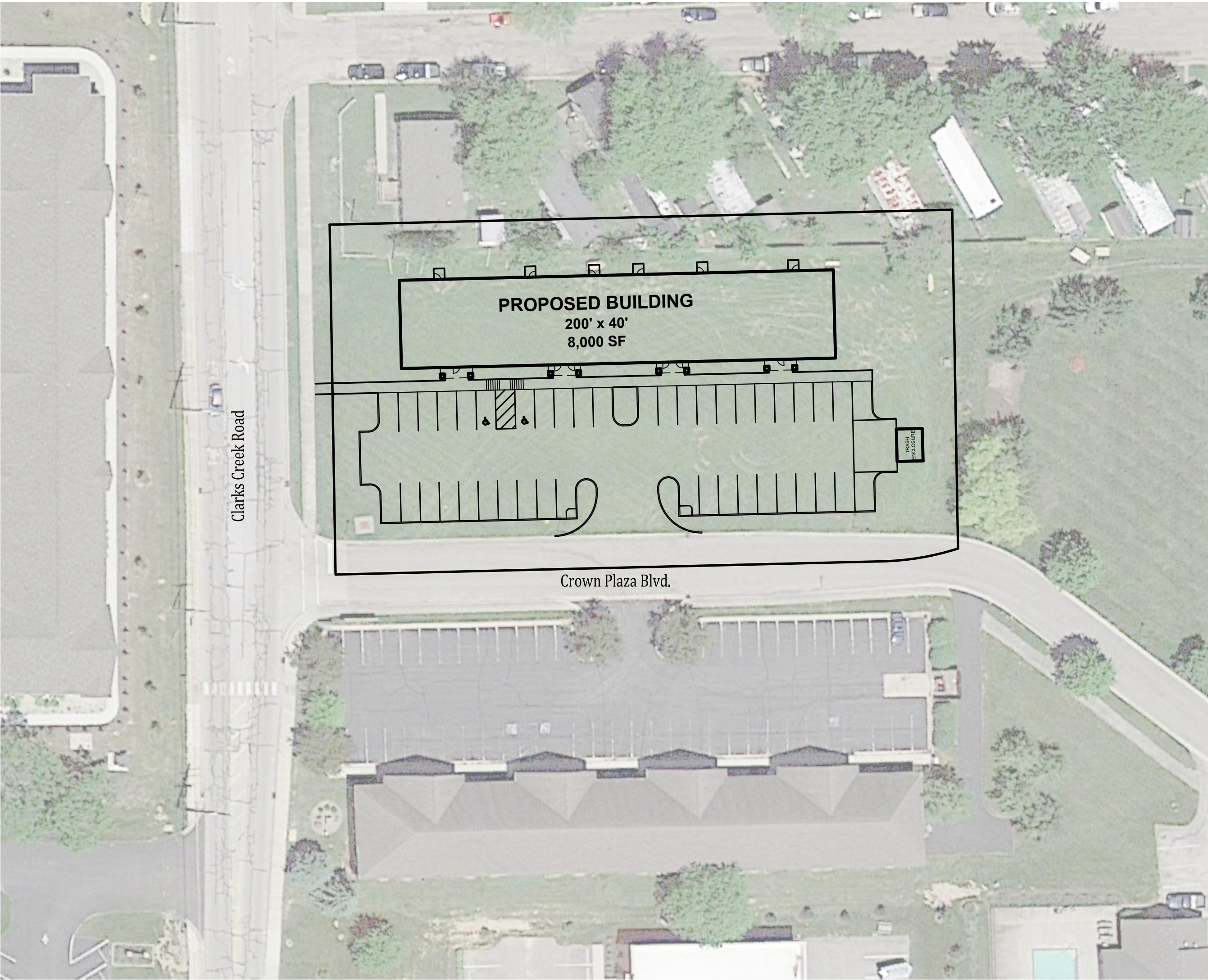


VICINITY MAP
NO SCALE

PROJECT
LOCATION



LOCATION MAP
NO SCALE



SITE MAP
SCALE" 1" = 40'

OPERATING AUTHORITIES

GAS Centerpoint Energy 1995 East Main St. Danville, IN 46112 317-718-3618	CABLE TELEVISION Bright House Networks 3030 Roosevelt Ave. Indianapolis, IN 46218 317632-9077	WATER Town of Plainfield 986 S. Center Street Plainfield, IN 46168 317-839-3490
ELECTRIC Duke Energy 390 N. Main Street Martinsville, IN 46151 765-349-4012	CABLE TELEVISION Comcast Cable 5330 E. 65th St. Indianapolis, IN 46220 317-872-2225	TELEPHONE AT&T 240 N. Meridian St. Indianapolis, IN 46204 317-265-3050
ELECTRIC Hendricks Power Cooperative 86 N. 500 E Danville, IN 46112 317-745-5473	STORM Town of Plainfield 986 S. Center Street Plainfield, IN 46168 317-839-3490	FIRE DEPARTMENT Plainfield Fire Territory 591 Moon Road Plainfield, IN 46168 317-839-6939
FIBER OPTIC MCI 400 Internation Pkwy Richardson, TX 75081 469-886-4238	SANITARY Town of Plainfield 986 S. Center Street Plainfield, IN 46168 317-839-3490	SCHOOL DISTRICT Plainfield Community School Corporation 985 S. Longfellow Lane Plainfield, IN 46168 317-839-2578
FIBER OPTIC TCS Communications, LLC 4355 Lafayette Blvd. Indianapolis, IN 46254 812-623-1233		

PLANS PREPARED BY:
BANNING
ENGINEERING
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: _____ DATE: _____
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

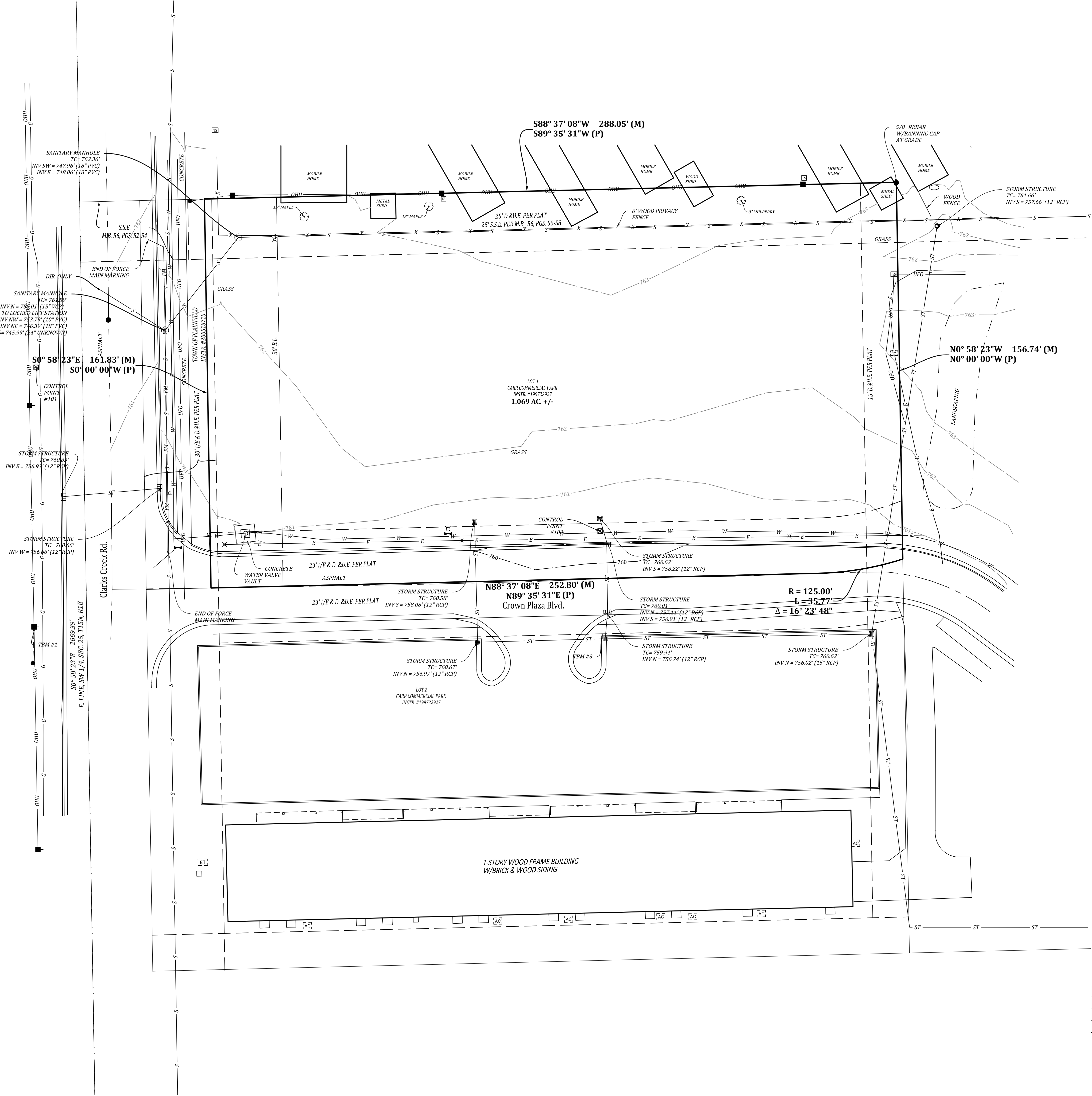
CERTIFIED BY: _____

REVISIONS		
NUMBER	DESCRIPTION	DATE

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

Date:	05-21-2021
Project No:	19286
Sheet No:	C100

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PROJECT BENCHMARK:
DNR TBM CLARK 6, 1995
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)

TBM #1
BENCHMARK 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)

TBM #3
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)

NOTES:

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 Report.

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.

LEGEND

- X FENCE LINE
- FM FORCE MAIN
- OHH OVERHEAD UTILITY
- ST STORM SEWER LINE
- S SANITARY SEWER LINE
- E UNDERGROUND ELECTRIC LINE
- UFO UNDERGROUND FIBER OPTIC LINE
- W UNDERGROUND WATER LINE
- G UNDERGROUND GAS MAIN
- CURB INLET
- DECIDUOUS TREE
- ELECTRIC BREAKER BOX
- ELECTRIC MANHOLE
- ELECTRIC SPICE BOX
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- FIBER OPTIC MARKER
- GUY WIRE
- LIGHT POLE
- MANHOLE UNKNOWN
- MONUMENT FOUND
- POWER POLE
- SANITARY MANHOLE
- SATELLITE DISH
- SIGN
- STORM INLET - ROUND
- STORM INLET - SQUARE
- TELEPHONE SPICE BOX
- VERTICAL CONTROL
- VAULT
- WATER VALVE
- SANITARY SEWER
- DRAINAGE
- UTILITY
- I/E INGRESS/EGRESS
- E EASEMENT
- (P) PLAT

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



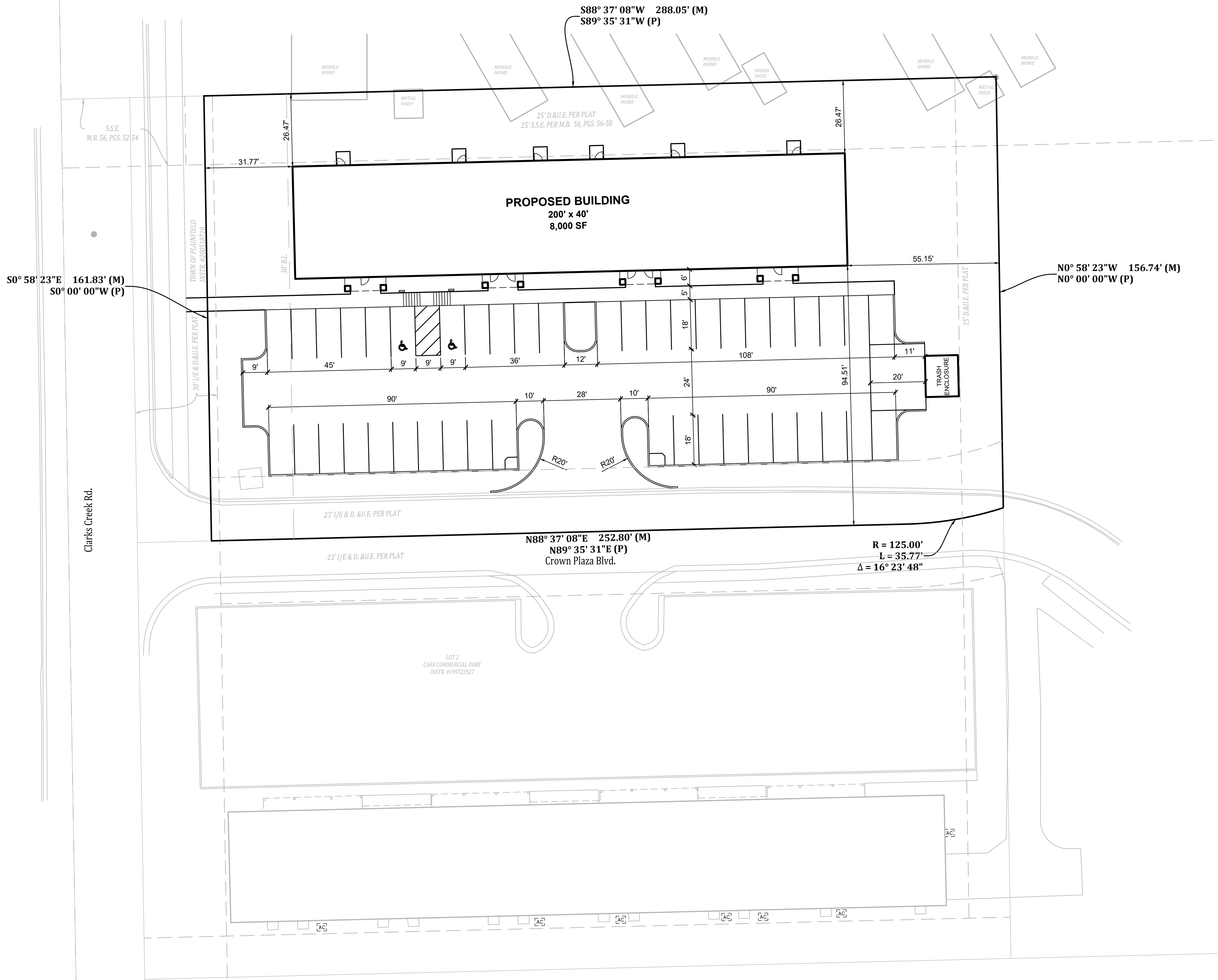
Project No: 19286
Sheet No:

C101

EXISTING TOPOGRAPHY
LOT 1 CARR COMMERCIAL PARK
GUILFORD TOWNSHIP
PLAINFIELD, INDIANA
NOT FOR CONSTRUCTION

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853 COLUMBIA ROAD, SUITE #101
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DEVELOPMENT SUMMARY

BUILDING
8,000 SF

PARKING REQUIRED
3.5 SPACES / 1000 SF = 28 SPACES

PARKING SHOWN
41 SPACES + 2 H/C SPACES = 43 SPACES

GENERAL NOTES

- SCHOOL DISTRICT: PLAINFIELD
- THE EROSION CONTROL PLAN WILL BE DEVELOPED TO MEET NRCS, DNR AND TOWN OF PLAINFIELD REQUIREMENTS AND WILL BE SUBMITTED TO IDEM TO COMPLY WITH RULE 5.
- THE DRAINAGE OUTLET FOR THIS SITE ARE 2 EXISTING INLETS LOCATED ON THE EAST AND WEST SIDE OF THE PROPOSED ENTRANCE. ALSO AN EXISTING INLET LOCATED AT THE NE CORNER OF THE SITE.
- THIS SITE IS LOCATED IN FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP FOR HENDRICKS COUNTY, INDIANA, MAP NO. 1806C0278D, DATED SEPTEMBER 25, 2009.

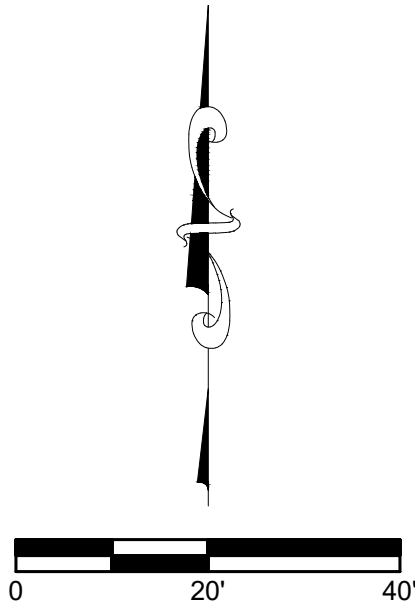
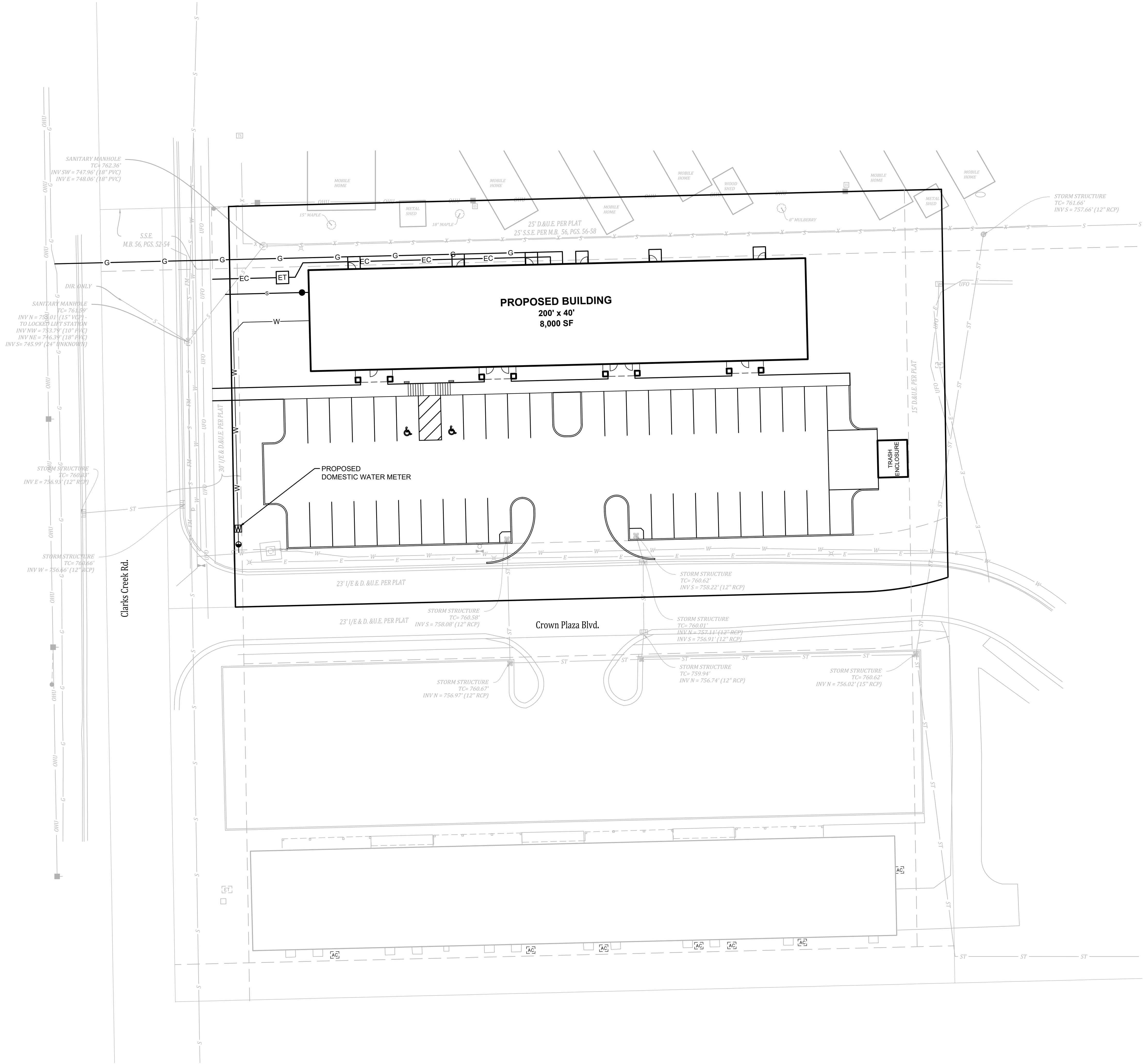
Legal Description

Lot Numbered 1, Carr Commercial Park, an addition to the Town of Plainfield, Hendricks County, Indiana, as per plat thereof recorded October 29, 1997, in Plat Cabinet 4, Slide 148, page1, in the office of the Recorder of Hendricks County, Indiana.



Project No: 19286		Sheet No: C102	
Project Name: SITE LAYOUT PLAN		NOT FOR CONSTRUCTION	
Project Address: LOT 1 CARR COMMERCIAL PARK		BANNING ENGINEERING	
Project Location: GUILFORD TOWNSHIP		853 COLUMBIA ROAD, SUITE #101	
Project State: PLAINFIELD, INDIANA		PLAINFIELD, IN 46168	
Project Date: 05-21-2021		BUS: (317) 707-3700 FAX: (317) 707-3800	
Project Designer: S.J.H.		E-MAIL: Banning@BanningEngineering.com	
Project Checker: S.J.H.		WEB: www.BanningEngineering.com	
Project Scale: 1"=20'			
Project Date: 05-21-2021			

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LEGEND

EXISTING

- ST STORM SEWER
- S SANITARY SEWER
- W WATER LINE
- FM FORCE MAIN
- OHU OVERHEAD UTILITIES
- UFO FIBER OPTICS

- SM STORM MANHOLE
- SI STORM INLETS
- SMH SANITARY MANHOLE
- UP UTILITY POLE
- GW GUY WIRE
- LP LIGHT POLE
- ET ELECTRIC TRANSFORMER
- EM ELECTRIC METER
- EB ELECTRIC BOX
- WV WATER VALVE
- FH FIRE HYDRANT
- TB TELEPHONE BOX

PROPOSED

- SD SUBSURFACE DRAIN
- SSL SANITARY SEWER LATERAL
- WS WATER SERVICE
- EC ELECTRIC / COMMUNICATION LINE
- G GAS SERVICE
- SC SANITARY CLEANOUT
- SI STORM INLET
- WV WATER VALVE
- WM WATER METER
- ET ELECTRIC TRANSFORMER
- AC A/C CONDENSER

UTILITY PLAN
LOT 1 CARR COMMERCIAL PARK
GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR
CONSTRUCTION

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Project No: 19286
Sheet No:

C103



