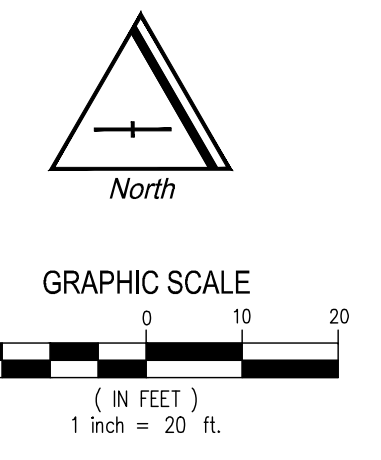
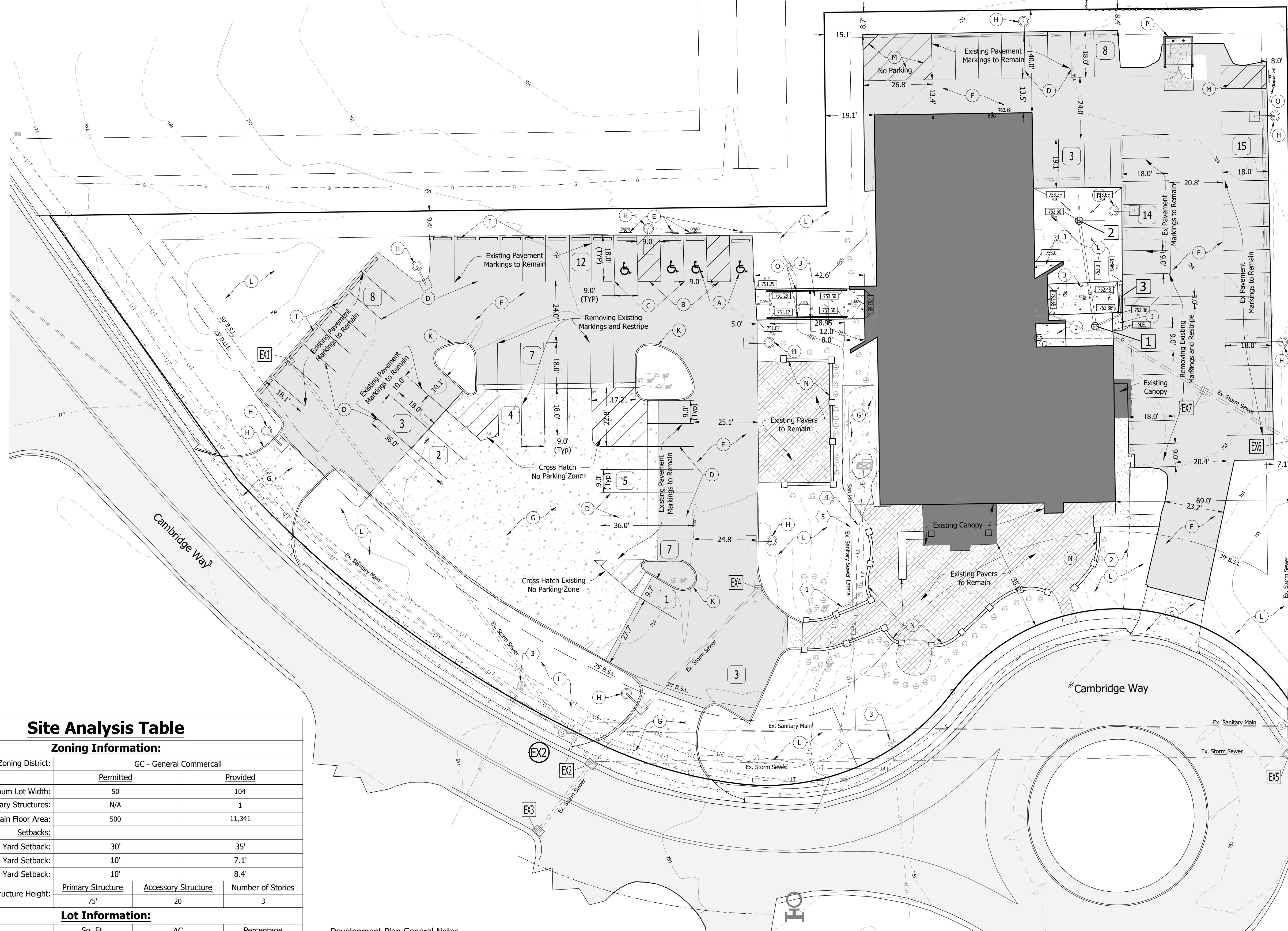




Know what's below. Call before you dig.



Development Plan Legend

---	Gas Main
---	Underground Electric Lines
---	Fiber Optic Lines
---	Under Ground Telephone Lines
---	Under Ground Communications
---	Gas Main
---	Gas Meter
---	Water Main & Fire hydrants
---	Water Service Line
---	Single / Double Water Meter
---	Sanitary Sewer Main and Structure
---	Sanitary Sewer Lateral & Clean Out
---	Sanitary Sewer Structure Number
---	Storm Sewer Main & Drainage Manhole
---	Roll Curb Inlet
---	Rectangle Area Grate
---	Storm Sewer Structure Number
---	Roof Drain
---	Ground Contour
---	Pole Light
---	Existing Public Roadway
---	Existing Light Duty HMA Asphalt Pavement Section
---	Existing PCCP Pavement Section
---	Sidewalk Concrete Pavement
---	Existing Concrete Pavers
---	Proposed Concrete Sidewalk

Utility Key Notes

1	Existing Communications Service
2	Existing Natural Gas Service
3	Existing Potable Water Service
4	Existing Electric Service
5	Existing Sanitary Sewer Service

- General Scope of Development**
1. Remodeling of interior of existing building.
 2. Removal of depressed truck dock.
 3. Addition of new entryway system to east and west sides of existing structure.
 4. Additional of site pole lights.
 5. Construction of dumpster enclosure
 6. Addition of accessible parking stalls on west side of building and general restriping of parking area.

Utility Statement

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities 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 the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

Development Plan General Notes

1. Pavement dimensions are measured to the face of curb or edge of pavement.
2. Remove all existing trash, debris and rubble throughout the site.
3. All conduits to the new building are to be provided by the contractor. Coordinate with architectural and mechanical plans.
4. See architecture plans for final building dimensions.
5. All dimensions are to the building face at grade.
6. Expansion joints are to be placed at all walk intersections and between walks and platforms. Sidewalk scores are to be equally spaced between expansion joints and perpendicular to sidewalk at five (5) foot intervals or less with an expansion joint every forty (40) feet or less.
7. Expansion joint filler is to be wrapped around all post, poles etc. that are to remain in the
8. When connections are to be made to existing piping and structures or where construction is in the vicinity of existing piping, the location and elevation of the existing piping shall be field verified and notification to the office of Benchmark Consulting, Inc., if the existing piping is found to be different than that illustrated on these drawings.
9. All points of connection of proposed sanitary and storm sewers to existing systems shall be verified vertically from a known benchmark prior to the start of construction. Any discrepancies with information included within these construction plans shall be reported to the office of Benchmark Consulting, Inc.
10. The contractor shall notify all utility companies 72 hours prior to construction to verify if any utilities are present. All verifications (location, size & depth) shall be determined by the appropriate utility companies. When excavating in areas near or over existing utilities, the contractor must notify such utility company so a representative of the appropriate utility company can be present to observe activities.
11. Service locations for electric power, telephone, cable television and natural gas service are to be coordinated with final mechanical plans and utility providers.

Development Plan Key Notes

- (A) Handicap Parking Symbol
- (B) Blue Handicap Access Aisle Striping
- (C) Blue Handicap Parking Stripe
- (D) Existing White parking Stripes to Remain
- (E) Handicap Parking Sign
- (F) Existing HMA Pavement
- (G) Existing Concrete Pavement to Remain
- (H) Light Pole (See Photometric Plans for Fixture Type)
- (I) Concrete parking Bumper
- (J) New Concrete Walk
- (K) Existing Concrete Island
- (L) Lawn / Landscape Area
- (M) White Striping & Text for "No Parking Zone"
- (N) Existing Block Wall
- (O) Handrail By Others

Site Analysis Table

Zoning Information:

Zoning District:	GC - General Commercial		
	Permitted	Provided	
Minimum Lot Width:	50	104	
Maximum Primary Structures:	N/A	1	
Minimum Main Floor Area:	500	11,341	
Setbacks:			
Front Yard Setback:	30'	35'	
Side Yard Setback:	10'	7.1'	
Rear Yard Setback:	10'	8.4'	
Maximum Structure Height:	Primary Structure	Accessory Structure	Number of Stories
	75'	20'	3

Lot Information:

	Sq. Ft.	AC	Percentage
Lot Area:	92,368	2.120	100%
Impervious Area—Gross Building Area:	13,000	0.298	14%
Impervious Area—Asphalt:	31,181	0.716	34%
Impervious Area—Concrete:	12,883	0.296	14%
Impervious Area—Pavers:	5,455	0.125	6%
Total Impervious Area:	62,519	1.435	67.7%
Pervious Areas:	29,849	0.685	32.3%
Lot Coverage Percentage:	62,519	1.435	67.7%

Parking Analysis:

Parking Ratio:	1 Space / 200 SF Leaseable Space		
Calculated # of Spaces	87.9		
Total Number of Parking Spaces Req.:	88		
ADA Spaces Provided:	4		
Standard Spaces Provided:	84		
Total Spaces Provided:	88		

REVISIONS:

Nathan White Engineering, LLC d.b.a.

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304 North East Street
Indianapolis, IN 46202
(317) 979-7115

Owner Representative: Tammie Borders

DATE: 11/17/2020

CHECKED BY: N.A.W.

PROJECT NUMBER: 20020

SHEET # C101

Hendricks Therapy Plainfield - 11/17/20