

RADIUSDC INDIANAPOLIS 1 - ALLPOINTS 19

SMITH ROAD (S COUNTY ROAD 900 E) AND ALLPOINTS PARKWAY PLAINFIELD, HENDRICKS COUNTY, IN 46123

Project No. 411000401

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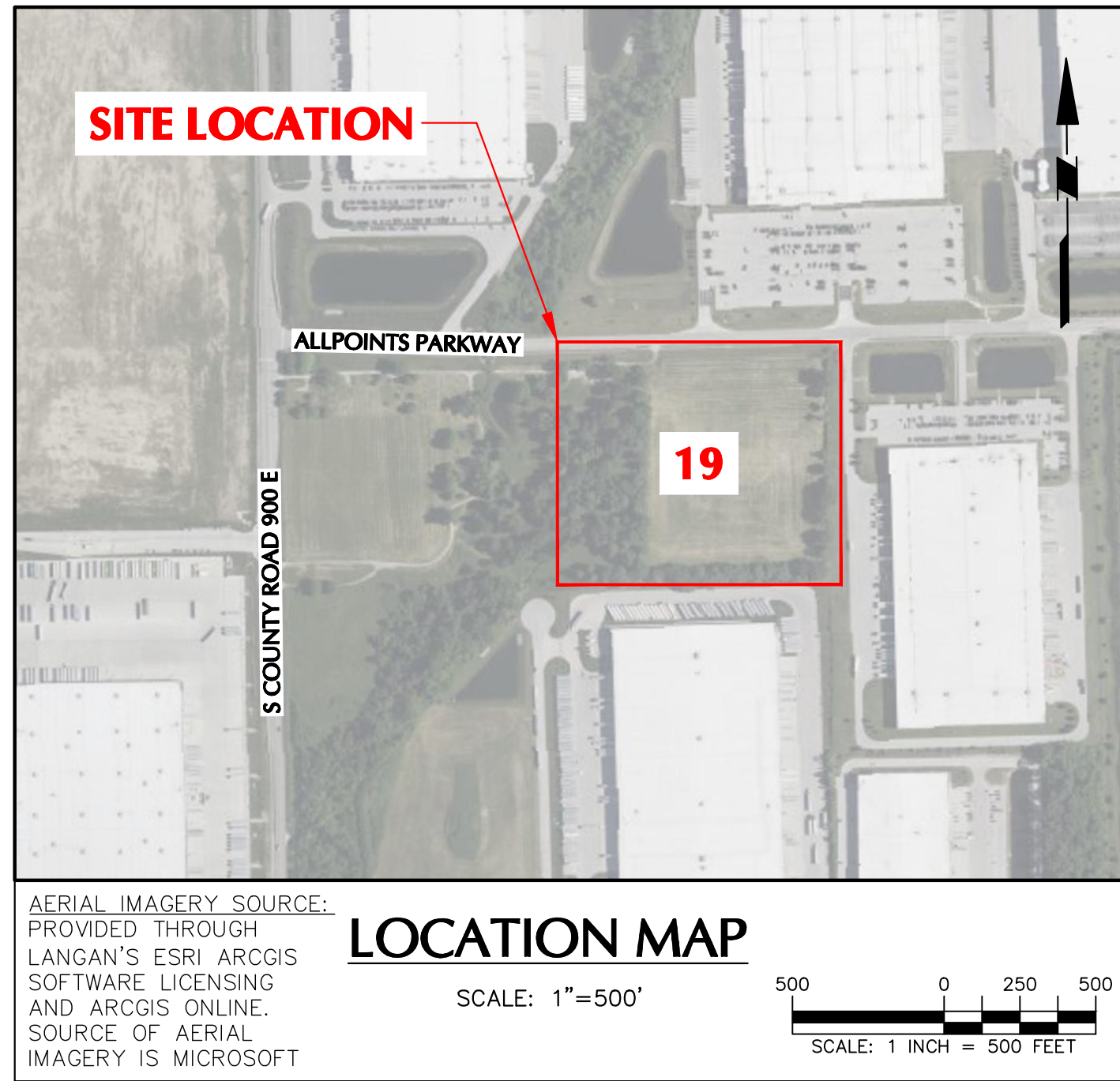
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BASIS OF BEARINGS

MERIDIAN IS REFERENCED TO INDIANA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD 83, PER GPS OBSERVATIONS IN JULY, 2025.

DATUM

VERTICAL DATUM IS NAVD 88 OBTAINED FROM GNSS OBSERVATIONS ON 09/10/2025

BENCHMARK

BM 301 - BRASS PLUG ON A LIGHT POLE LOCATED AT THE NORTHEAST CORNER OF ALLPOINTS PKWY & SMITH ROAD. - ELEV. 810.80

BM 302 - BRASS PLUG ON A LIGHT POLE LOCATED ON THE SOUTH SIDE OF ALLPOINTS PKWY, APPROX. 390' EAST OF THE ENTRANCE DRIVE TO 1301 SMITH ROAD - ELEV. 808.04

BM 303 - BRASS PLUG ON THE 1ST LIGHT POLE WEST OF THE WEST ENTRANCE DRIVE TO 9431 ALLPOINTS PKWY, ON THE SOUTH SIDE OF THE ALLPOINTS PKWY. - ELEV. 812.86

UTILITY INFORMATION

DESIGN TICKET 25090307793
DIG TICKET 25090307793-00A

DRAWING LIST		
DRAWING NO.	DRAWING TITLE	DATE REVISED
CS001	COVER SHEET	12/12/2025
CS100	OVERALL PLAN	12/12/2025
CS101	SITE PLAN	12/12/2025
CG101	GRADING AND DRAINAGE PLAN	12/12/2025
CU101	UTILITY PLAN	12/12/2025
LL101	LIGHTING PLAN	12/12/2025
LL501	LIGHTING NOTES & DETAILS	12/12/2025
LP101	PLANTING PLAN	12/12/2025
LP501	PLANTING NOTES & DETAILS	12/12/2025



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Project

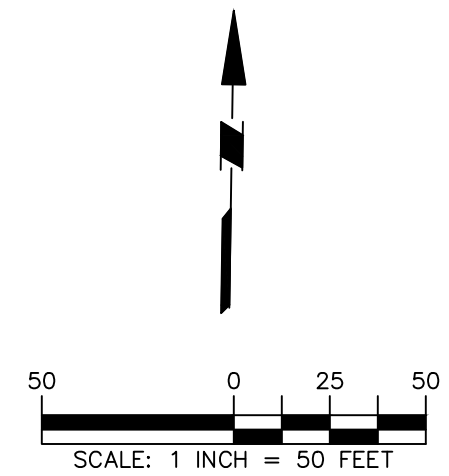
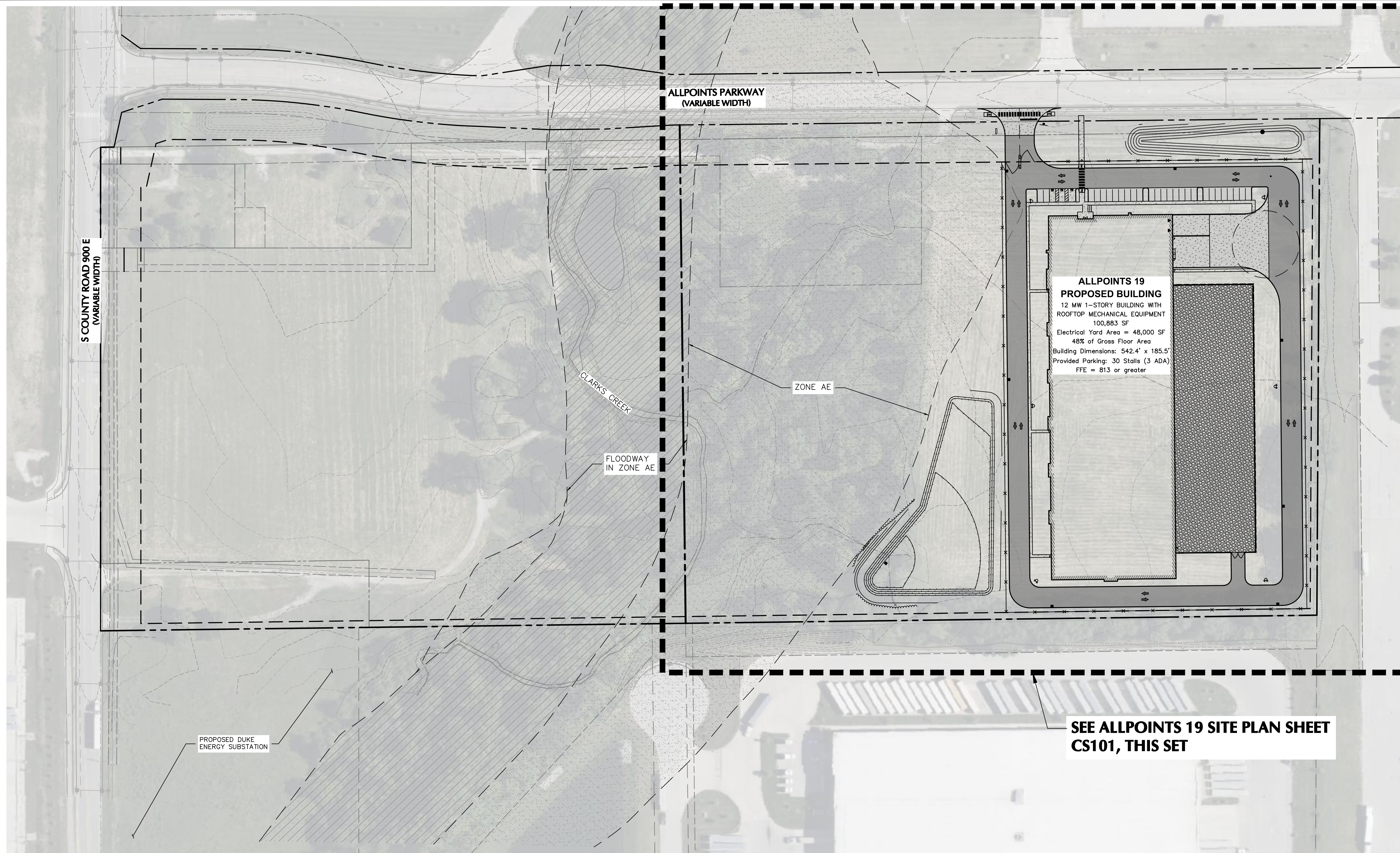
RADIUSDC INDIANAPOLIS 1

PLAINFIELD
HENDRICKS COUNTY INDIANA

Drawing Title

COVER SHEET

Project No.	411000401	Drawing No. CS001
Date	12/12/2025	
Drawn By	ZWH	
Checked By	TH	



SEE ALLPOINTS 19 SITE PLAN SHEET CS101, THIS SET

**ALLPOINTS 19
PROPOSED BUILDING**
12 MW 1-STORY BUILDING WITH
ROOFTOP MECHANICAL EQUIPMENT
100,883 SF
Electrical Yard Area = 48,000 SF
48% of Gross Floor Area
Building Dimensions: 542.4' x 185.5'
Provided Parking: 30 Stalls (3 ADA)
FFE = 813 or greater

LEGEND

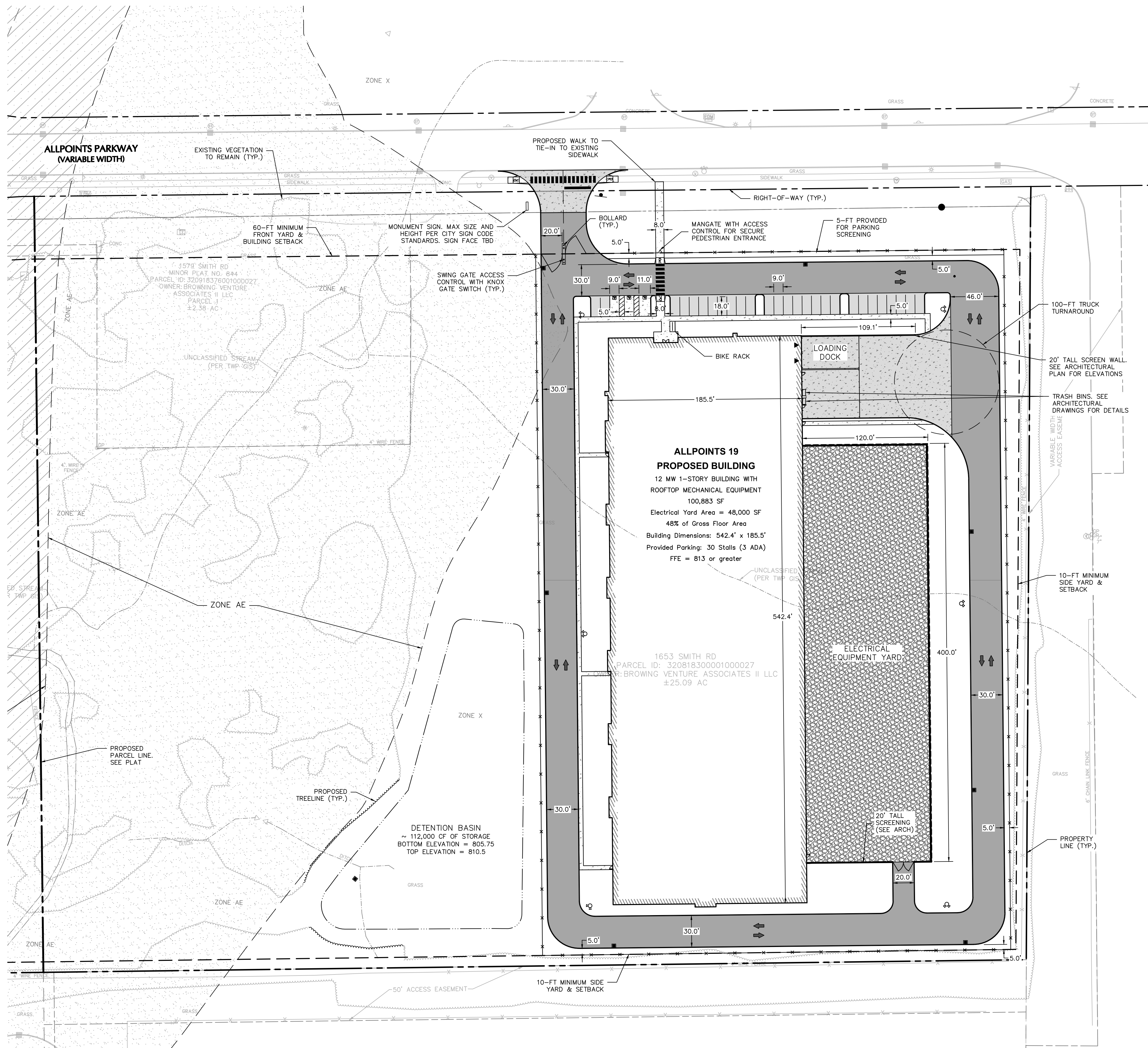
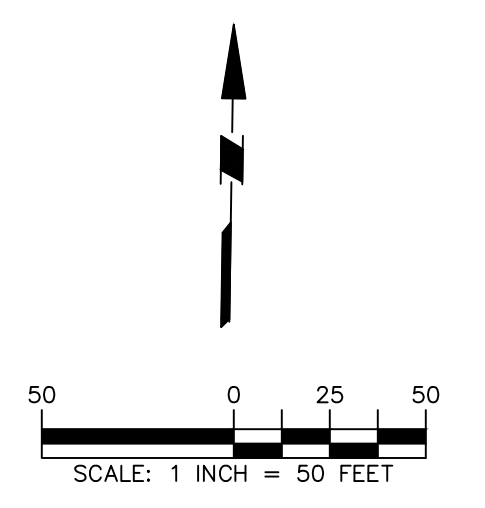
PROPERTY LINE	
BUILDING SETBACK LINE	
BUILDING LINE	
DOOR LOCATION	
DOCK ENTRANCE	
CURB LINE	
FENCE	
SIGN	
STOP BAR	
STANDARD DUTY CONCRETE PAVEMENT/CONCRETE WALK	
HEAVY DUTY CONCRETE PAVEMENT	
LIGHT DUTY ASPHALT PAVEMENT	
HEAVY DUTY ASPHALT PAVEMENT	
GRAVEL	
TREELINE	
ADA ACCESSIBLE RAMP	
PAVEMENT MARKING	
ADA PARKING SYMBOL	
BOLLARD	

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Project
RADIUSDC INDIANAPOLIS 1
PLAINFIELD INDIANA
HENDRICKS COUNTY

Drawing Title
OVERALL PLAN

Project No. 411000401	Drawing No. CS100
Date 12/12/2025	
Drawn By ZWH	
Checked By TH	



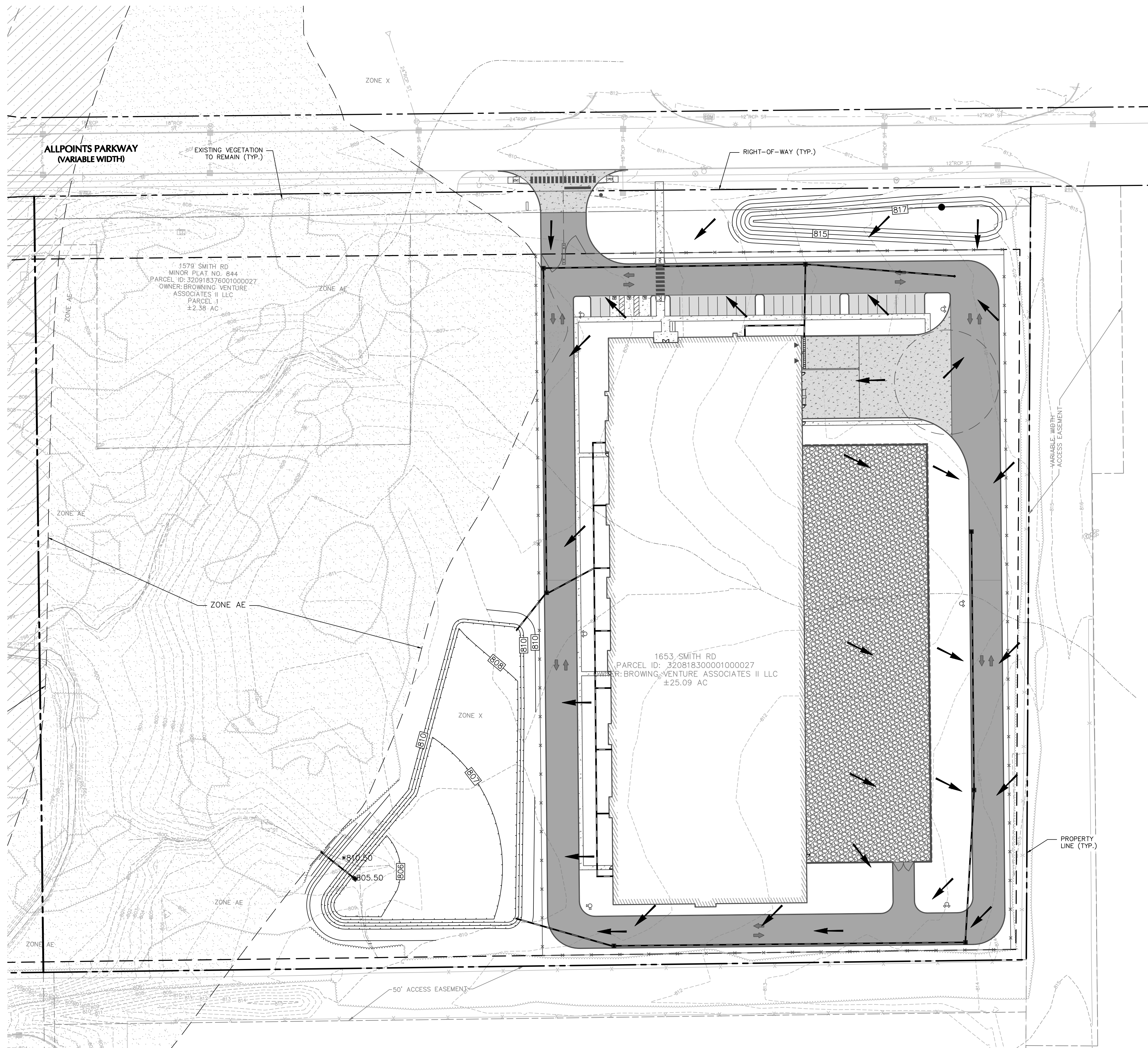
LEGEND	
PROPERTY LINE	
BUILDING SETBACK LINE	
BUILDING LINE	
DOOR LOCATION	
DOCK ENTRANCE	
CURB LINE	
FENCE	
SIGN	
STOP BAR	
STANDARD DUTY CONCRETE PAVEMENT/CONCRETE WALK	
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HEAVY DUTY ASPHALT PAVEMENT	
GRAVEL	
TREELINE	
ADA ACCESSIBLE RAMP	
PAVEMENT MARKING	
ADA PARKING SYMBOL	
BOLLARD	

ZONING DATA TABLE		
PROPERTY ZONED:		I2
INTENDED USE:		I2
MINIMUM LOT AREA:	PERMITTED	PROPOSED
	N/A	N/A
MINIMUM LOT WIDTH:	100 FT	>100 FT
MINIMUM LOT FRONTAGE:	100 FT	>100 FT
BUILDING SETBACKS		
FRONT SETBACK:	60 FT	60 FT
SIDE SETBACK:	10 FT	10 FT
REAR SETBACK:	N/A	N/A
PARKING REQUIREMENTS		
ADA SPACES:	2	3
PARKING SPACES (PROPOSED SPACES BASED ON PEAK DEMAND OF 25: FULL-TIME EMPLOYEES PER SHIFT)	N/A	30
LOADING SPACES:	2	2
LANDSCAPE REQUIREMENTS		
BUILDING FOUNDATION PLANTING:	1826 SF	2001 SF
PARKING LOT INTERIOR PLANTING:	288 SF	1112 SF
PARKING LOT PERIMETER SCREENING:	LINE OF SHRUBS SPACED 3' O.C.	LINE OF SHRUBS SPACED 3' O.C.
PERIMETER YARD LANDSCAPE TO BE INSTALLED PER MINIMUM REQUIREMENTS IN ORDINANCE.		

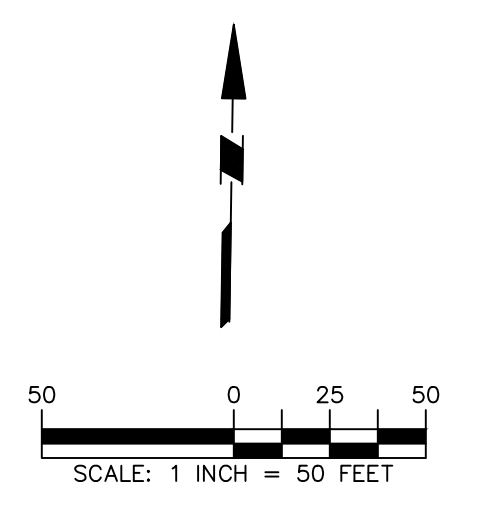
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Project
RADIUSDC INDIANAPOLIS 1
 PLAINFIELD
 HENDRICKS COUNTY INDIANA
 Drawing Title
SITE PLAN

Project No.	411000401	Drawing No.	CS101
Date	12/12/2025		
Drawn By	ZWH		
Checked By	TH		

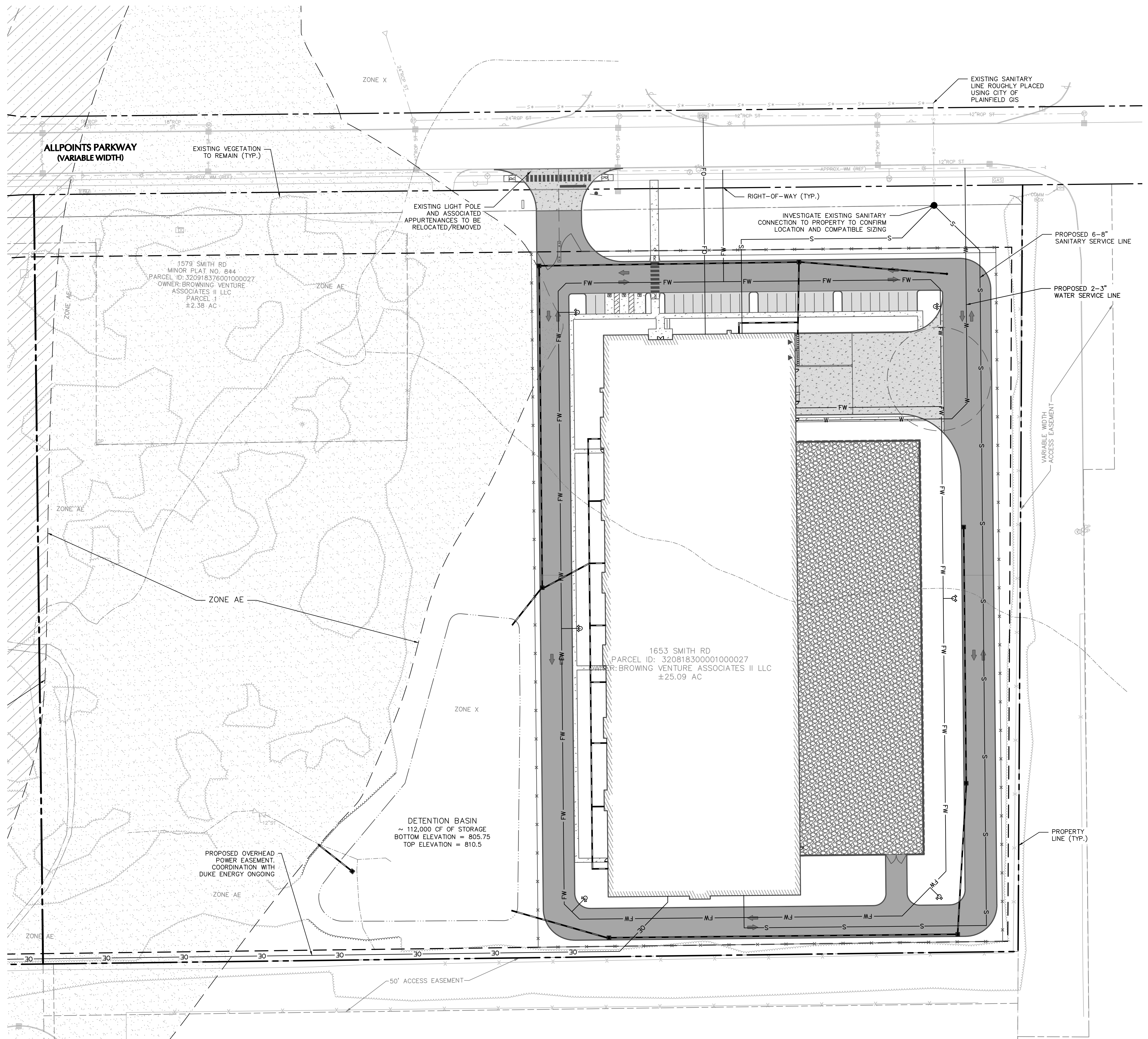
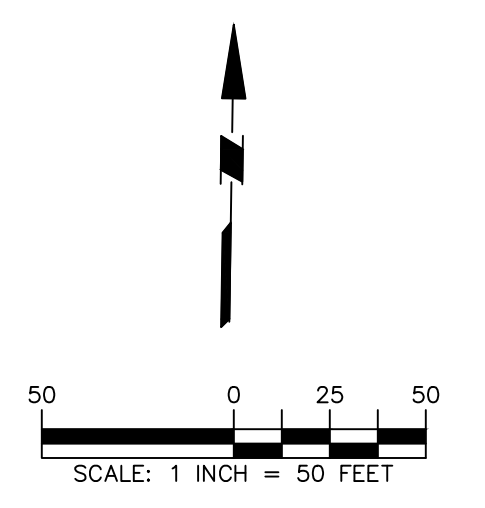


LEGEND	
PROPERTY LINE	— — — — —
EXISTING CONTOUR	- - - - - XXXX
PROPOSED CONTOUR	— — — — — XXXX
EXISTING STORM PIPE	— — — — —
PROPOSED STORM PIPE	— — — — —
EXISTING STORM STRUCTURES	⊙ ⊞ ⊠
PROPOSED STORM STRUCTURES	● ⊞ ⊠
FLOW DIRECTION	←



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<p>Project</p> <h2>RADIUSDC INDIANAPOLIS 1</h2> <p>PLAINFIELD INDIANA</p> <p>HENDRICKS COUNTY INDIANA</p>	
<h3>GRADING AND DRAINAGE PLAN</h3>	
Project No.	Drawing No.
411000401	<h1>CG101</h1>
Date	
12/12/2025	
Drawn By	
ZWH	Checked By
TH	

Project No. 411000401



LEGEND	
WATER LINE	— W —
FIRE HYDRANT	⊕
WATER METER	⊞
WATER VALVE	⊞
GAS LINE	— G —
GAS METER	⊞
GAS VALVE	⊞
OVERHEAD WIRES	— OT & OE —
UTILITY POLE	⊕
UNDERGROUND COMMUNICATIONS AND ELECTRIC	— UT . UE —
UNDERGROUND ELECTRIC ELECTRIC METER	⊞
TRANSFORMER	⊞
LIGHT POLE	⊕
UNDERGROUND TELEPHONE	—
SANITARY SEWER LINE	— S —
SANITARY MANHOLE	●
SANITARY CLEANOUT	●
STORM PIPE	—
CATCH BASIN	⊞
TRENCH DRAIN	—
STORM MANHOLE	●
YARD DRAIN	●
STORM CLEANOUT	●
EXISTING UTILITY STRUCTURE	⊞ (EX SA-1)
PROPOSED UTILITY STRUCTURE	⊞ (SA-A)

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Project
RADIUSDC INDIANAPOLIS 1
PLAINFIELD HENDRICKS COUNTY INDIANA

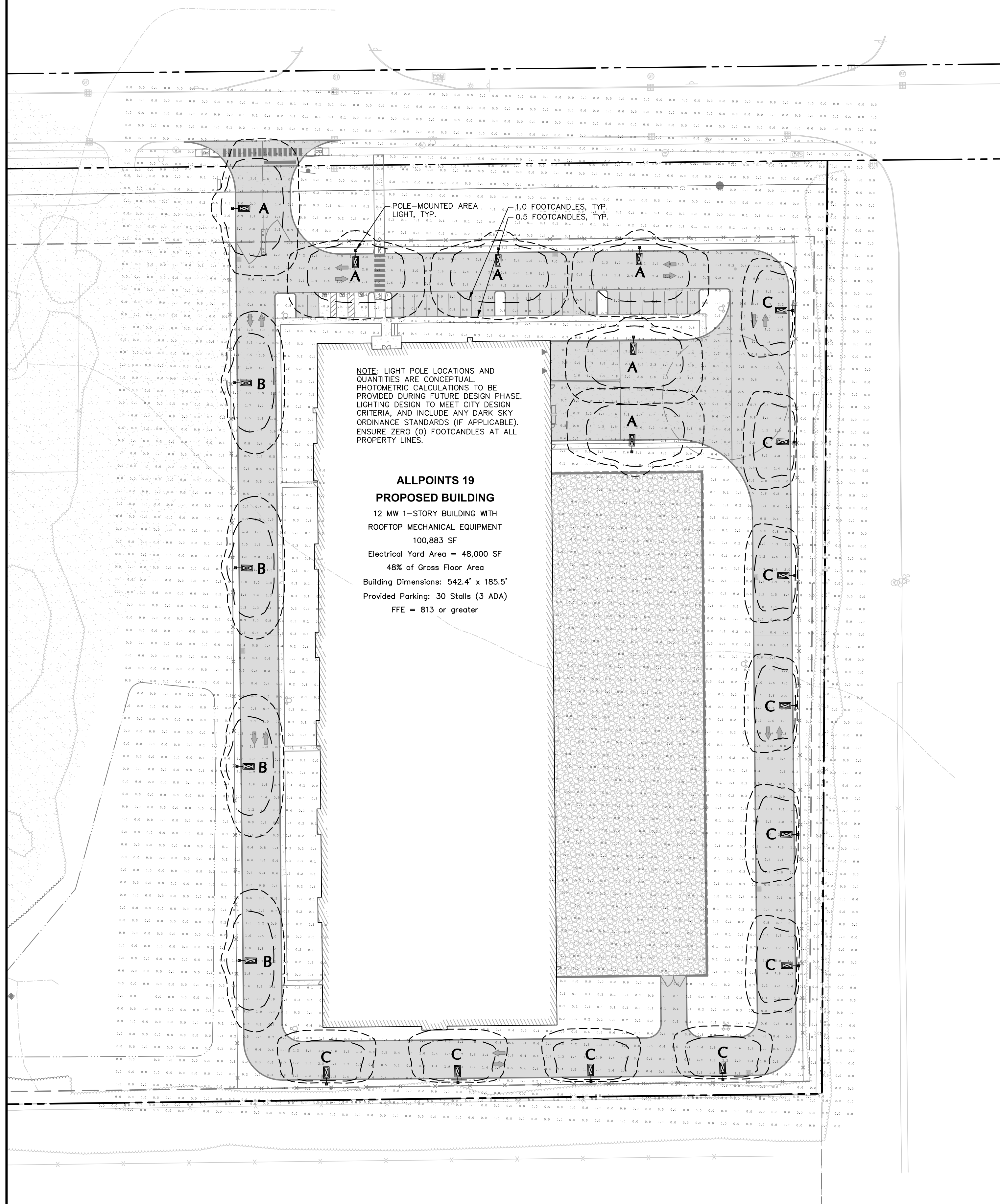
Drawing Title
UTILITY PLAN

Project No. 411000401	Drawing No. CU101
Date 12/12/2025	CU101
Drawn By ZWH	
Checked By TH	

SITE LIGHTING SCHEDULE - ALLPOINTS 19

SYMBOL	KEY	QTY.	FIXTURE MANUFACTURER	FIXTURE MODEL	FIXTURE DESCRIPTION	FIXTURE MOUNTING HEIGHT	LAMP	OPTICS	LUMENS	LLF	COLOR TEMPERATURE	IES FILE	FIXTURE CATALOGUE NO.	POLE MANUFACTURER	POLE DESCRIPTION	POLE LENGTH	POLE CATALOGUE NO.
	A	8	LITHONIA LIGHTING	DSX1	POLE-MOUNTED AREA LIGHT FIXTURE. COLOR: BLACK	20'-0"	102W LED	TYPE 4M W/HOUSE-SIDE SHIELD	11,529	0.90	3000K	DSX1_LED_P3_30K_70CRI_T4M_HS.ies	DSX1-LED-P3-30K-70CRI-T4M-VOLTS-SPA-HS-DBLXD	LITHONIA LIGHTING	SQUARE STRAIGHT ALUMINUM	17'-0"	POLE TO BE FACTORY CUT; MOUNTED ON 3" CONCRETE BASE
	B	7	LITHONIA LIGHTING	DSX1	POLE-MOUNTED AREA LIGHT FIXTURE. COLOR: BLACK	20'-0"	68W LED	TYPE 2M W/HOUSE-SIDE SHIELD	8,034	0.90	3000K	DSX1_LED_P2_30K_70CRI_T2M_HS.ies	DSX1-LED-P2-30K-70CRI-T2M-VOLTS-SPA-HS-DBLXD	LITHONIA LIGHTING	SQUARE STRAIGHT ALUMINUM	17'-0"	POLE TO BE FACTORY CUT; MOUNTED ON 3" CONCRETE BASE
	C	3	LITHONIA LIGHTING	DSX1	POLE-MOUNTED AREA LIGHT FIXTURE. COLOR: BLACK	20'-0"	68W LED	TYPE 2M W/HOUSE-SIDE SHIELD	8,034	0.90	3000K	DSX1_LED_P2_30K_70CRI_T2M_HS.ies	DSX1-LED-P2-30K-70CRI-T2M-VOLTS-SPA-HS-DBLXD	LITHONIA LIGHTING	SQUARE STRAIGHT ALUMINUM	17'-0"	POLE TO BE FACTORY CUT; MOUNTED ON 3" CONCRETE BASE

- NOTES:
- REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING VOLTAGES AND ELECTRICAL LAYOUT.
 - ALL POLES SHALL BE EQUIPPED WITH FACTORY INSTALLED VIBRATION DAMPENERS.
 - CONTRACTOR TO CONFIRM CONTROLS SYSTEM REQUIRED BY THE OWNER AND PER CODE. BID PRICING SHALL INCLUDE REQUIRED CONTROLS SYSTEM, OCCUPANCY SENSORS FOR DIMMING CONTROLS SHALL BE PROVIDED FOR ALL FIXTURES.



NOTE: LIGHT POLE LOCATIONS AND QUANTITIES ARE CONCEPTUAL. PHOTOMETRIC CALCULATIONS TO BE PROVIDED DURING FUTURE DESIGN PHASE. LIGHTING DESIGN TO MEET CITY DESIGN CRITERIA, AND INCLUDE ANY DARK SKY ORDINANCE STANDARDS (IF APPLICABLE). ENSURE ZERO (0) FOOTCANDLES AT ALL PROPERTY LINES.

**ALLPOINTS 19
PROPOSED BUILDING**
12 MW 1-STORY BUILDING WITH ROOFTOP MECHANICAL EQUIPMENT
100,883 SF
Electrical Yard Area = 48,000 SF
48% of Gross Floor Area
Building Dimensions: 542.4' x 185.5'
Provided Parking: 30 Stalls (3 ADA)
FFE = 813 or greater

STATISTICS

DESCRIPTION	AVG.	MAX.	MIN.	MAX/MIN.	AVG/MIN.
CAR PARKING	1.46 FC	3.1 FC	0.6 FC	5.17:1	2.43:1
DRIVEWAYS	1.11 FC	3.1 FC	0.1 FC	31:1	11.1:1
PROPERTY LINE	0.0 FC	0.0 FC	0.0 FC	N/A	N/A

NOTE: LIGHT PHOTOMETRY AND CALCULATIONS FOR EXISTING AND ADJACENT LIGHTING TO REMAIN ARE NOT INCLUDED IN THE ABOVE STATISTICS.

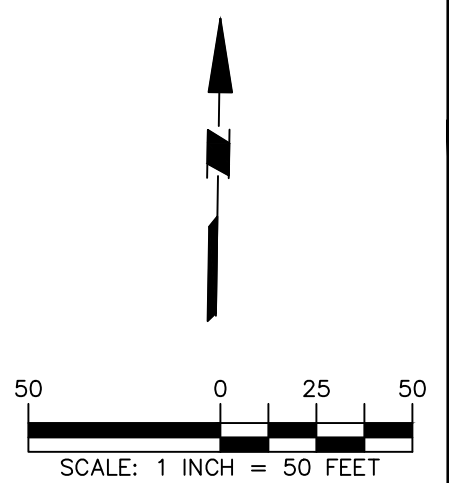
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Project
RADIUSDC INDIANAPOLIS 1
PLAINFIELD
HENDRICKS COUNTY INDIANA

Drawing Title
LIGHTING PLAN

Project No. 411000401	Drawing No. LL101
Date 12/12/2025	
Drawn By SD	
Checked By MS	



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LEGEND

LAWN	
MEADOW MIX TYPE 'A'	
MEADOW MIX TYPE 'B'	
EXISTING PERIMETER SCREENING TO REMAIN	

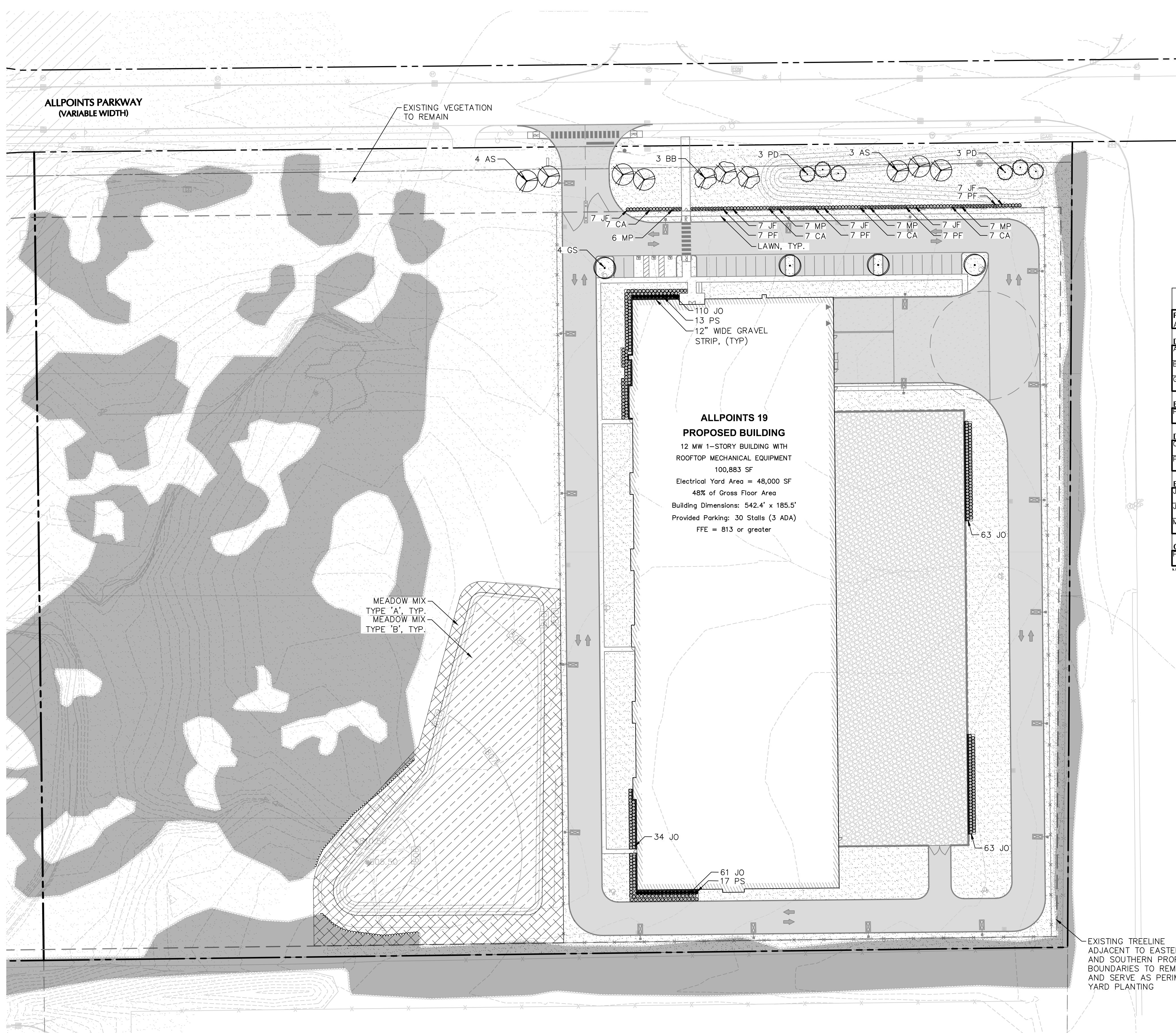
COMPLIANCE CHART - ALLPOINTS 19

SECTION	REQUIREMENT	SITE SPECIFIC CALCULATION	PROPOSED	COMPLIANCE
C. LANDSCAPING OF REQUIRED FRONT, SIDE AND REAR YARDS AND BUFFERYARDS IN ALL DISTRICTS	ALL REQUIRED YARDS AND ALL REQUIRED BUFFERYARDS SHALL BE LANDSCAPED IN COMPLIANCE WITH THE REQUIREMENTS IN TABLE 4.7B, TABLE 4.7.C-1, AND TABLE 4.7.C-2.	THIS SITE AND ALL ADJACENT PROPERTIES ARE ZONED L-2. LEVEL 1 PLANTING IS REQUIRED AT ALL FRONT, SIDE, AND REAR YARDS. FOR INDUSTRIAL LEVEL 1 PLANTING, A MINIMUM OF 40% OF PUV MUST BE FROM EVERGREEN PLANTS. FRONT: 685 LF REQUIRES 6.85 PUV SIDE (WEST): 738 LF REQUIRES 7.38 PUV REAR: 685 LF REQUIRES 6.85 PUV	EVERGREEN TREES (8' HT. AT PLANTING) = 0.75 PUV EACH DECIDUOUS TREES (2 1/2" - 3" CAL. AT PLANTING) = 0.25 PUV EACH FRONT 6 EVERGREEN TREES: 4.5 PUV (64%) 10 DECIDUOUS TREES: 2.5 PUV (36%) PROPOSED PUV: 7 SIDE (WEST) 7 EVERGREEN TREES: 5.25 (70%) 9 DECIDUOUS TREES: 2.25 (30%) PROPOSED PUV: 7.5 REAR 6 EVERGREEN TREES: 4.5 PUV (64%) 10 DECIDUOUS TREES: 2.5 PUV (36%) PROPOSED PUV: 7	COMPLIES
E. FOUNDATION PLANTING IN THE R-6 DISTRICT, R-4U DISTRICT, ALL COMMERCIAL DISTRICTS, AND ALL INDUSTRIAL DISTRICTS	1.B. IN THE CASE OF A BUILDING LOCATED IN THE R-6 DISTRICT, R-U DISTRICT, OR AN OUT LOT IN A COMMERCIAL DISTRICT OR ANY BUILDING LOCATED IN AN INDUSTRIAL DISTRICT, THE FRONT, SIDE AND REAR OF THE BUILDING SHALL HAVE FOUNDATION PLANTING AREAS. 2.B. AREA - FOUNDATION PLANTING AREAS SHALL HAVE A TOTAL AREA IN SQUARE FEET OF NOT LESS THAN TWO (2) FEET TIMES THE LENGTH OF THE WALL (2' X LENGTH OF WALL = AREA FOR FOUNDATION PLANTING) TO WHICH THE FOUNDATION PLANTING IS ORIENTED	N/A	FOUNDATION PLANTING PROVIDED ALONG NORTH, SIDE, AND REAR FACADES OF BUILDING NORTH FACADE: 185.5 LF REQUIRES 371 SF PLANTING. EAST FACADE: 542 LF REQUIRES 1,084 SF PLANTING. SOUTH FACADE: 180.5 LF REQUIRES 361 SF PLANTING. WEST FACADE: 547 LF REQUIRES 1,094 SF PLANTING	COMPLIES
F. PARKING LOT LANDSCAPING IN THE R-6 DISTRICT, R-4U DISTRICT, ALL COMMERCIAL DISTRICTS AND ALL INDUSTRIAL AREAS	(2-A) ALL NEW SURFACE PARKING LOTS AND EXPANDED SURFACE PARKING LOTS LOCATED IN ANY R-6 DISTRICT, ANY R-U DISTRICT, ANY COMMERCIAL DISTRICT OR ANY INDUSTRIAL DISTRICT SHALL INCLUDE AT LEAST ONE INTERIOR LANDSCAPE ISLAND MEASURING EIGHT FEET BY EIGHTEEN FEET (8' X 18") MINIMUM FOR EVERY FIFTEEN (15) PARKING SPACES. EACH INTERIOR LANDSCAPE ISLAND SHALL CONTAIN AT LEAST ONE DECIDUOUS SHADE (OVERSTORY) TREE, OR DECIDUOUS ORNAMENTAL (UNDERSTORY) TREE ALL TREES SHALL COMPLY WITH THE SIZE AT TIME OF PLANTING AS INDICATED IN TABLE 4.7-5. (3-A) A COMPACT HEDGE ROW LOCATED BETWEEN THE FRONT YARD OR A BUFFERYARD AND THE EDGE OF THE PARKING AREA PLANTED THREE FEET ON-CENTER (3' O.C.) AND BETWEEN TWENTY-FOUR (24" - 30") IN HEIGHT AT THE TIME OF PLANTING; OR (3-B) HEDGE PLANTS IN COMBINATION WITH AN ORNAMENTAL DECORATIVE FENCE OR MASONRY WALL OR EARTHEN BERM PROVIDED THAT THE PLANT UNIT VALUE OF THE HEDGE, WALL AND/OR BERM EQUALS 1.5.	N/A	SHADE TREES ARE PROVIDED IN EACH PARKING LOT ISLAND SHRUB ROW IS PROVIDED BETWEEN THE PROPOSED PARKING LOT AND SITE FRONTAGE. PROPOSED SHRUBS ARE SPACED 3' O.C. AND 24" MIN. AT TIME OF PLANTING.	COMPLIES

PLANT SCHEDULE ALLPOINTS 19

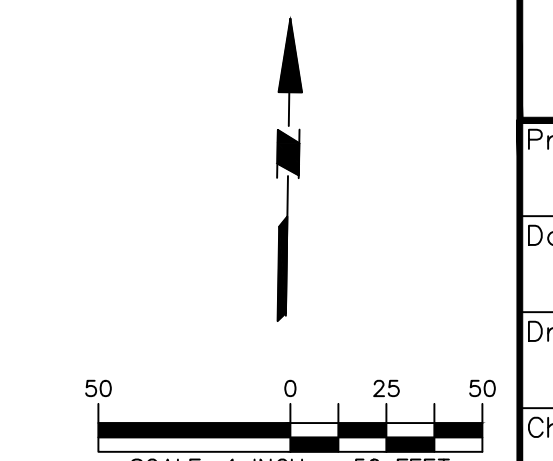
PLANT SPECIES ABBREVIATION / PLANTS	NUMBER OF PLANTS	LANDSCAPE REQUIREMENT	BOTANICAL / COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES						
AS	7	PY	ACER SACCHARUM / SUGAR MAPLE	2 1/2-3" CAL.	B&B	
BB	3	PY	BETULA NIGRA 'CULLY' / HERITAGE RIVER BIRCH MULTI-TRUNK	2 1/2-3" CAL.	B&B	MULTI-STEM
GS	4	PL	GLEDTISIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST	2 1/2-3" CAL.	B&B	
EVERGREEN TREES						
PD	6	PY	PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE	8' HT.	B&B	
DECIDUOUS SHRUBS						
CA	28	PS	CORNUS SERICEA 'SILVER AND GOLD' / SILVER AND GOLD RED TWIG DOGWOOD	#5, 24" HT.	CONTAINER	
PF	28	PS	PHYSOCARPUS OPULIFOLIUS 'DIABLO' / NINEBARK	#5, 24" HT.	CONTAINER	
EVERGREEN SHRUBS						
JF	35	PS	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	#5, 24" HT.	CONTAINER	
JO	331	F	JUNIPERUS VIRGINIANA 'GREY OWL' / GREY OWL EASTERN REDCEDAR	#5, 24" HT.	CONTAINER	
MP	27	PS	MYRICA PENNSYLVANICA / NORTHERN BAYBERRY	#5, 24" HT.	CONTAINER	
ORNAMENTAL GRASS						
PS	30	F	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	#1	CONTAINER	

NOTES:



**ALLPOINTS 19
PROPOSED BUILDING**
12 MW 1-STORY BUILDING WITH ROOFTOP MECHANICAL EQUIPMENT
100,883 SF
Electrical Yard Area = 48,000 SF
48% of Gross Floor Area
Building Dimensions: 542.4' x 185.5'
Provided Parking: 30 Stalls (3 ADA)
FFE = 813 or greater

EXISTING TREELINE ADJACENT TO EASTERN AND SOUTHERN PROPERTY BOUNDARIES TO REMAIN AND SERVE AS PERIMETER YARD PLANTING



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RADIUSDC INDIANAPOLIS 1
PLAINFIELD
HENDRICKS COUNTY INDIANA
Drawing Title

PLANTING PLAN

Project No. 411000401	Drawing No. LP101
Date 12/12/2025	
Drawn By SD	
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