

Map Scale: 1:677 if printed on A landscape (11" x 8.5") sheet.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
UbaA	Urban land-Brookston complex, 0 to 2 percent slopes	0.8	49.1%
UcfA	Urban land-Crosby silt loam complex, fine-leamy subsoil, 0 to 2 percent slopes	0.8	50.9%
Totals for Area of Interest		1.6	100.0%

SOILS MAP AND INFORMATION

National Flood Hazard Layer FIRMette



FLOOD ZONE:
 THE PROJECT SITE IS LOCATED WITHIN THE FEMA COMMUNITY PANEL MAP NO. 18063C0259D WITH AN EFFECTIVE DATE OF 09/25/2009. REVIEW OF THE MAP INDICATES THE SITE IS LOCATED WITHIN THE FLOOD DESIGNATION 'ZONE X' (UNSHADED), 'AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN'.

FLOOD MAP & FLOOD ZONE INFORMATION

DEMOLITION NOTES:

- It shall be the responsibility of the contractor to remove any materials and/or structures not located on this survey.
- It shall be the responsibility of the contractor to verify all existing utilities and their locations pertaining to their phase of work, and to verify which utilities will be removed by the utility company. Any and all utilities not removed by the utility company shall be removed by the contractor.
- Utility locations shown are approximate and shall be relocated and/or capped at the Right-Of-Way line and abandoned before construction at no additional cost to the owner.
- The owner gets the first right of salvage.
- All demolition material not being salvaged shall be properly disposed of offsite by the contractor.
- The contractor shall obtain all demolition permits required by the local and state agencies.
- The contractor shall maintain streets and shared drives free and clear of sediment and debris.
- The contractor is responsible for the protection of all existing utility lines unless otherwise stated.
- Contractor shall coordinate all temporary shut down of existing utility services with the appropriate utility department, owner, authority, etc.
- Contractor shall coordinate any necessary street or drive closures required.

SITE/LAYOUT NOTES:

- See architectural plans for all building dimensions. Any dimensions shown herein shall be considered conceptual.
- All dimensions are to edge of pavement or face of curb, unless noted otherwise.
- All dimensions are to face of brick or facing material, unless noted otherwise.
- All parking area stripes are to be 4 inch white paint. Handicapped parking areas and access aisles shall be 4 inch blue paint.
- Provide smooth transitions from new areas to existing features as appropriate.
- The edge of existing asphalt pavement shall be properly sealed with a tack coat material in all areas where new asphalt pavement is indicated to join existing pavement.
- Provide chamfer ends at curbs.
- Verify sign locations & sign requirements with local governing municipality. Signs shall meet Indiana MUTCD Manual and specifications.

GRADING NOTES:

- Earthwork & grading shall not start until erosion control measures have been properly installed.
- Occupational safety and health administration (OSHA) standards for excavations; Final Rule 29 CFR Part 1926, subpart "P" applies to all excavations exceeding five (5) feet in depth.
- Provide positive drainage that assures no ponding in all areas. After installation, contractor to test for, and correct, if any, standing water conditions are present.
- All proposed spot elevations are the final pavement and grade elevations. See appropriate details and specifications to determine the subgrade elevations below final finish grade elevations for construction.
- All sanitary manholes in non-paved areas shall be 3' unless specifically noted otherwise.
- The maximum slope to be used in non-paved areas shall be 3:1 unless specifically noted otherwise.
- Minimum swale slopes are 1.0% unless noted or graded otherwise.
- All A.D.A. parking spaces & access aisles shall be level with surface slopes not to exceed 2% (1:50) in any direction as which to comply with A.D.A. requirements.
- ADA sidewalk ramps shall meet ADA requirements and INDOT standard drawings and specifications.
- All sidewalks cross slopes shall not exceed 2% (1:50) unless noted otherwise.
- Provide smooth transitions from new areas to existing features as appropriate.
- All grades shall match existing grades at the project property lines / limits.

UTILITY NOTES:

- The utilities indicated on these construction plans and on the survey may not be a complete inventory of all existing utilities currently on or near the site. The size and location of these utilities may be approximate. The engineer shall not be held liable for any inaccurate utility information indicated, or not indicated on this survey.
- For viewing clarity of these construction plans, the pipes, structures, and appurtenances may not be drawn to scale.
- Coordinate with Architect / M.E.P. and corresponding utility companies for exact size, type, and location for the electric, telephone, gas, fiber optic, and water line services. Utility service providers may require installation of onsite conduits. Contractor shall coordinate requirements for conduits including number, location, pull string, etc. with respective utility providers prior to bidding.
- Location of the utility service connections into the buildings are approximate. See Architectural / M.E.P. plans for exact locations.
- The contractor is responsible with coordinating with the utility companies for connection of the proposed utility lines for this project site.
- Contractor shall coordinate final location of transformers and primary service to transformers with utility at time of service request. Contractor shall provide transformer pads as required by utility company.
- The underdrains depicted on these plans for the storm structures located within the pavement are 10 liner feet minimum (unless specified otherwise within the plans) of 6 inch diameter perforated HDPE pipe. All underdrains shall maintain 18 inches of vertical and 10 feet of horizontal separation from all water and sanitary lines as measured from the outside of pipe walls.
- Underdrains shall have a minimum slope of 1.0% and inverts shall be set a minimum of 6 inches above the outlet pipe, unless noted otherwise.
- All storm HDPE pipe (except for underdrains or underground storage facilities) shall be N-12 (smooth walled) pipe, unless noted otherwise.
- A minimum of 54 inches of cover over the entire water line shall be provided unless the water service utility company requires more stringent (deeper) specifications, and if so, the contractor shall meet those water company specifications.
- All proposed water lines and sanitary lines / laterals shall have a minimum of 18 inches of vertical separation be maintained when crossing under or over each other, any other utilities, and storm sewer pipes and appurtenances.
- All proposed water lines and sanitary lines / laterals shall have a minimum horizontal separation from pipe exterior to pipe exterior of 10 linear feet from each other and from storm sewers and appurtenances.
- Full depth granular backfill required for all water lines, sanitary sewers, and storm sewers under and within 5 feet of pavement / hardscapes.
- All private hydrants shall have an isolation valve installed at the point of branching.
- When connections are to be made to existing piping and structures, or where construction is in the vicinity of existing piping, structures, or appurtenances, the exact locations and elevations of the existing piping, structures and / or appurtenances shall be field verified onsite by the contractor prior to construction. If any discrepancies are found, then the engineer shall be notified immediately. Fritz Engineering Services, LLC shall not be responsible for any discrepancies that may arise between the plan information and actual field verified information as determined from any final onsite investigation from the contractor.

ABBREVIATIONS AND TERMS

IE / INV	= INVERT ELEVATION
BC	= BOTTOM OF CURB
TC	= TOP OF CURB
RIM	= RIM / TOP OF CASTING
GUT	= GUTTER
RCP	= REINFORCED CONCRETE PIPE
HDPE	= HIGH DENSITY POLYETHYLENE PIPE
SSD	= SUB-SURFACE DRAIN
UD	= UNDERDRAIN
MH	= MANHOLE
STR	= STRUCTURE
DE	= DRAINAGE EASEMENT
RD&UE	= REGULATED DRAIN AND UTILITY EASEMENT
D&UE	= DRAINAGE AND UTILITY EASEMENT
SD&UE	= SANITARY, DRAINAGE, AND UTILITY EASEMENT
W&UE	= WATER AND UTILITY EASEMENT
SE	= SANITARY EASEMENT
SAN	= SANITARY SEWER
HC	= HANDICAP RAMP
ME	= MATCH EXISTING
STM	= STORM SEWER
MPE	= MINIMUM PAD ELEVATION
NP	= NORMAL POOL
ELEV	= ELEVATION
TYP	= TYPICAL
PR	= PROPOSED
EX	= EXISTING
R	= RADIUS
B-B	= BACK TO BACK
ROW or R/W	= RIGHT OF WAY
LF	= LINEAR FEET

PARKING DATA

STANDARD SPACES:	38
ADA SPACES:	2
TOTAL SPACES:	40

PROPOSED LEGEND

HYDRANT	FLOW LINE, PAVEMENT
VALVE	FLOW LINE, SWALE (GRASS)
TEE	FOUNDATION DRAIN
ADAPTER	CABLE TV LINE**
BEND	ELECTRIC LINE**
TEMP. FLUSH HYDRANT	FIBER OPTIC LINE
BLOW-OFF	SUB-SURFACE DRAIN
THRUST BLOCK	STORM UNDERDRAIN
PLUG	STORM SEWER
REDUCER	SANITARY SEWER
M.J. SLEEVE	FORCE MAIN
CROSS	GAS LINE
WATER METER	TELEPHONE LINE**
POST INDICATOR VALVE	WATER LINE
FIRE CONNECTION	
TRANSFORMER PAD	**PREFIX FOR UTILITY LINES:
RELOCATED ELECTRIC/TELEPHONE POLE	UG - UNDERGROUND
SIGN	OH - OVERHEAD
HANDICAP PARKING	← FLOW ARROW
CLEAN OUT	-75- EXISTING CONTOURS
STORMTECH STORM CHAMBER	-75- PROPOSED CONTOURS
SEWER MANHOLE	(L-XXX.XX) FLOW LINE ELEVATION
STORM COMBINATION INLET	(XXX.XX) SPOT ELEVATION
STORM GRATE INLET	(XXX.XX H.P.) HIGH POINT ELEVATION
STORM BEEHIVE/YARD DRAIN	(XXX.XX L.P.) LOW POINT ELEVATION
STORM END SECTION	(TC-XXX.XX) TOP/BOTTOM CURB ELEVATION
BMP/AQUA-SWIRL	(TX-XXX.XX) TOP/BOTTOM WALL ELEVATION
STORM STRUCTURE NUMBER	(W-XXX.XX) ME - MATCH EXISTING GRADE

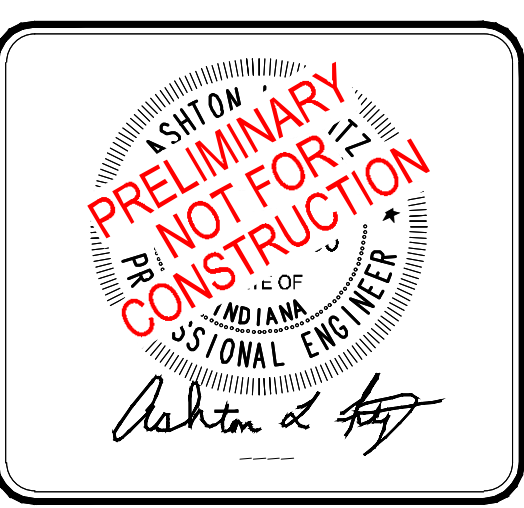
F.E.S. TOPOGRAPHIC LEGEND

CONTOUR LINE	FENCES
DRIP LINE	FIELD DIVISION
HOUSE / BUILDING	GARDEN & LANDSCAPING
ASPHALT PAVEMENT	VEGETATION (HEDGE - BUSH - PLANT) ROW
GRAVEL / STONE	WOODS/BRUSH LINE
CONCRETE PAVEMENT / SIDEWALK	WATERS EDGE AND FLOW LINE
	WATER FLOW LINE / DITCH LINE
	GUARDRAIL
	RIPRAP
	RAILROAD
	ELECTRIC TRANSFORMER
	OVERHEAD UTILITY
	UNDERGROUND ELECTRIC
	UNDERGROUND GAS
	UNDERGROUND CABLE
	UNDERGROUND FIBER OPTIC LINE
	UNDERGROUND TELEPHONE
	UNDERGROUND WATER
	UNDERGROUND STORM (DRAINAGE) SEWER
	UNDERGROUND COMBINATION SEWER
	UNDERGROUND SANITARY SEWER
	UNDERGROUND SEWER MISC. (UNKNOWN TYPE)

SITE DEVELOPMENT SUMMARY TABLE

ZONING CLASSIFICATION, TOWN OF PLAINFIELD, IN.	GC GENERAL COMMERCIAL, GATEWAY CORRIDOR (USE PERMITTED BY ZONING CLASSIFICATION)	
	REQUIRED	PROVIDED
PARCEL SIZE	N/A	1.30 Acres
MIN. STREET FRONTAGE	50 FT	154 FT. (WEST)
MAX. LOT COVERAGE	N.A.	18% (BUILDING ONLY)
MAX. BLDG HEIGHT	75 FT.	25 FT.
SETBACKS		
FRONT	20 FT.	21 FT (WEST)
SIDE	10 FT.	10 FT (SOUTH)
REAR	20 FT. (PER PLAT)	193 FT (EAST)
BUFFERYARDS / GREENBELTS		
FRONT	N/A	N/A
SIDE	N/A	N/A
REAR	N/A	N/A
PARKING REQUIRED	PER DEVELOPER	38 STANDARD SPACES 2 ADA SPACES 40 SPACES TOTAL
BICYCLE PARKING	1 PER MAIN BUILDING ENTRANCE	1
VEHICLE STACKING	N/A	N/A
NOTES:		

FRITZ ENGINEERING SERVICES
 14020 MISSISSINAWA DRIVE
 CARMEL, INDIANA 46033
 P: 317.324.8695 F: 317.324.8717
 www.Fritz-Eng.com



REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

FINISHED FLOOR ELEVATION
 BORING LOCATION
 MONITORING WELL
 SURVEY POINT I.D.

TREES / VEGETATION
 BUSH / STUMP
 CONIFEROUS TREE
 DECIDUOUS TREE

SIGNS / STRIPING / TRAFFIC
 DELINEATOR POST
 PARKING BUMPER
 PEDESTRIAN SIGNAL POLE
 HANDICAP SYMBOL
 RAILROAD SIGNAL
 RAILROAD SIGN
 ROADWAY SIGN (SINGLE POST)
 ROADWAY SIGN (DOUBLE POST)
 SIGNAL LOOP DETECTOR BOX
 TRAFFIC SIGNAL STRAIN POLE

DRAINAGE / STORM
 END SECTION
 MISCELLANEOUS STORM STRUCTURE
 REG. (LEGAL) DRAIN TILE RISER
 ROOF DRAIN DOWNSPOUT
 STORM SEWER MANHOLE
 WATER QUALITY UNIT
 BEE-HIVE INLET
 COMBINATION "CURB" INLET
 DITCH GRATE INLET
 DRAINAGE MANHOLE WITH CURB INLET
 GRATE INLET (CIRCLE SHAPE)
 GRATE INLET (SQUARE / RECT. SHAPE)
 ROLL CURB INLET
 SOLID LID STORM CASTING
 YARD DRAIN INLET

ELECTRIC / LIGHTS
 ELECTRICAL BOX
 GROUND LIGHT
 LAMP POST (PRIVATE)
 LIGHT POLE
 ANCHOR FOR GUY ROPE
 POLE - GUY OR STUB
 POWER POLE/UTILITY POLE
 LIGHT ON POWER / UTILITY POLE
 METAL TOWER LEG
 TRANSFORMER

**FM - FORCE MAIN F / FO - FIBER OPTICS
 G - GAS S - SPRINKLERS R / RR - RAILROAD
 TR - TRAFFIC U - UTILITY W - WATER**

KID CITY PLAINFIELD

PROJECT LOCATION:
 147 MEIJER DR.
 TOWN OF PLAINFIELD, INDIANA 46168
 HENDRICKS COUNTY

SECTION, TOWNSHIP, RANGE:
 SE ¼, S26, T15N, R1E

CLIENT:
metaCRE
 841 E. 64TH ST. STE. 201
 INDIANAPOLIS, INDIANA 46220

PLAN DATE:
 1/4/2024

DESIGN: AF CHECK: AF DRAWN: KG

PROJECT NO:
 2310004

SHEET NAME:
GENERAL INFORMATION PLAN

SHEET NO.
C101

STATE OF INDIANA
 ENGINEERING BOARD
 REGISTRATION NO. 12127
 ASHLIN A. FRITZ
 PROFESSIONAL ENGINEER
 CIVIL
 STATE OF INDIANA

© 2024 FRITZ ENGINEERING SERVICES, LLC