Soil Map—Hendricks County, Indiana

USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

11/12/2024
Page 1 of 3

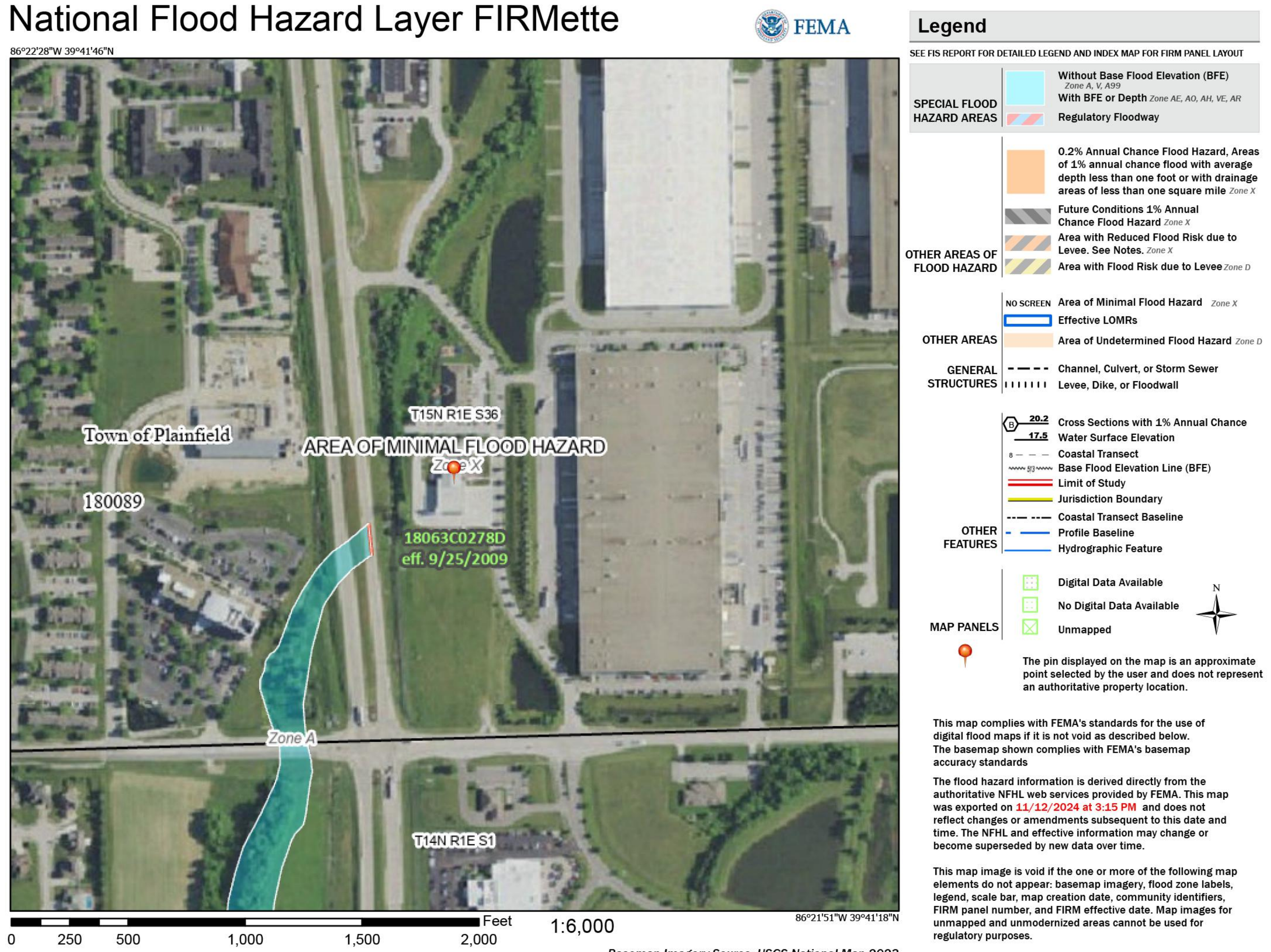
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	2.3	100.0%
Totals for Area of Interest		**2.3**	**100.0%**

SOILS MAP AND INFORMATION

National Flood Hazard Layer FIRMette

FEMA



FLOOD ZONE:

THE PROJECT SITE IS LOCATED WITHIN THE FEMA COMMUNITY PANEL MAP NO. 18063C0278D WITH AN EFFECTIVE DATE OF 9/25/2009 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

PRINTED BY: Ashton Fritz
DATE: 1/21/2025 7:43 AM
SHEET SIZE, SCALE: ANSI FULL BLEED D (34.00 X 22.00 INCHES), 1:1
FILE NAME: F:\2024\2410001 - AHN IN PLAINFIELD\03 CIVIL\PLANS\C100.DWG, LAYOUT: GENERAL INFORMATION PLAN

DEMOLITION NOTES:

1. It shall be the responsibility of the contractor to remove any materials and/or structures not located on this survey.
2. 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.
3. 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.
4. The owner gets the first right of salvage.
5. All demolition material not being salvage shall be properly disposed of offsite by the contractor.
6. The contractor shall obtain all demolition permits required by the local and state agencies.
7. The contractor shall maintain streets and shared drives free and clear of sediment and debris.
8. The contractor is responsible for the protection of all existing utility lines unless otherwise stated.
9. Contractor shall coordinate all temporary shut down of existing utility services with the appropriate utility department, owner, authority, etc.
10. Contractor shall coordinate any necessary street or drive closures required.

SITE/LAYOUT NOTES:

1. See architectural plans for all building dimensions. Any dimensions shown herein shall be considered conceptual.
2. All dimensions are to edge of pavement or face of curb, unless noted otherwise.
3. All dimensions are to face of brick or facing material, unless noted otherwise.
4. All parking area stripes are to be 4 inch white paint. Handicapped parking areas and access aisles shall be 4 inch blue paint.
5. Provide smooth transitions from new areas to existing features as appropriate.
6. 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.
7. Provide chamfer ends at curbs.
8. Verify sign locations & sign requirements with local governing municipality. Signs shall meet Indiana MUTCD Manual and specifications.

GRADING NOTES:

1. Earthwork & grading shall not start until erosion control measures have been properly installed.
2. 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.
3. 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.
4. All proposed spot elevations are the final pavement and grade elevations. See appropriate details and specifications to determine the subgrade elevations below finish grade elevations for construction.
5. All sanitary manholes in non-paved areas shall be 3" above grade.
6. The maximum slope to be used in non-paved areas shall be 3:1 unless specifically noted otherwise.
7. Minimum swale slopes are 1.0% unless noted or graded otherwise.
8. 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.
9. ADA sidewalk ramps shall meet ADA requirements and INDOT standard drawings and specifications.
10. All sidewalks cross slopes shall not exceed 2% (1:50) unless noted otherwise.
11. Provide smooth transitions from new areas to existing features as appropriate.
12. All grades shall match existing grades at the project property lines / limits.

UTILITY NOTES:

1. The utilities indicated on these construction plans and on the survey may not be a compete 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.
2. For viewing clarity of these construction plans, the pipes, structures, and appurtenances may not be drawn to scale.
3. 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.
4. Location of the utility service connections into the buildings are approximate. See Architectural / M.E.P. plans for exact locations.
5. The contractor is responsible with coordinating with the utility companies for connection of the proposed utility lines for this project site.
6. 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.
7. 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.
8. 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.
9. All storm HDPE pipe (except for underdrains or underground storage facilities) shall be N-12 (smooth walled) pipe, unless noted otherwise.
10. 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.
9. 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.
10. 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.
11. Full depth granular backfill required for all water lines, sanitary sewers, and storm sewers under and within 5 feet of pavement. / hardscapes.
12. All private hydrants shall have an isolation valve installed at the point of branching.
13. 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.

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	1.53 Acres
MIN. STREET FRONTAGE	50 FT	234 FT. (SOUTH)
MAX. LOT COVERAGE	N.A.	14% (BUILDING ONLY)
MAX. BLDG HEIGHT	75 FT.	25 FT.
SETBACKS		
FRONT	30 FT. (PER PLAT)	32 FT (SOUTH), 54 FT. (WEST)
SIDE	10 FT. OR 5 FT ON EACH SIDE OF OUTLOT	11 FT (NORTH), 30 FT (EAST)
REAR	N.A.	N.A.
BUFFERYARDS / GREENBELTS		
FRONT	N/A	N/A
SIDE	N/A	N/A
REAR	N/A	N/A
PARKING REQUIRED	PER DEVELOPER	47 STANDARD SPACES 2 ADA SPACES 49 SPACES TOTAL
BICYCLE PARKING	1 PER MAIN BUILDING ENTRANCE	1
VEHICLE STACKING	N/A	N/A
NOTES:		

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

PROPOSED LEGEND

HYDRANT
VALVE
TEE
ADAPTER
BEND
FLH TEMP. FLUSH HYDRANT
BLOW-OFF
THRUST BLOCK
PLUG
REDUCER
M.J. SLEEVE
CROSS
WATER METER
PIV POST INDICATOR VALVE
FIRE CONNECTION
TRANSFORMER PAD
R RELOCATED ELECTRIC/TELEPHONE POLE
SIGN
HANDICAP PARKING
CO CLEAN OUT
STORMTECH STORM CHAMBER
SEWER MANHOLE
STORM COMBINATION INLET
STORM GRATE INLET
STORM BEEHIVE/YARD DRAIN
STORM END SECTION
BMP/AQUA-SWIRL
STORM STRUCTURE NUMBER

FLOW LINE, PAVEMENT
FLOW LINE, SWALE (GRASS)
FD FOUNDATION DRAIN
TV CABLE TV LINE**
E ELECTRIC LINE**
FO FIBER OPTIC LINE
SUB-SURFACE DRAIN
UD STORM UNDERDRAIN
STORM SEWER
SANITARY SEWER
FM FORCE MAIN
G GAS LINE
T TELEPHONE LINE**
W / 8"W WATER LINE

**PREFIX FOR UTILITY LINES:
UG - UNDERGROUND
OH - OVERHEAD

FLOW ARROW
785 EXISTING CONTOURS
785 PROPOSED CONTOURS
FL:XXX.XX FLOW LINE ELEVATION
XXX.XX SPOT ELEVATION
XXX.XX H.P. HIGH POINT ELEVATION
XXX.XX L.P. LOW POINT ELEVATION
TC:XXX.XX BC:XXX.XX TOP/BOTTOM CURB ELEVATION
TW:XXX.XX BW:XXX.XX TOP/BOTTOM WALL ELEVATION
ME - MATCH EXISTING GRADE

F.E.S.TOPOGRAPHIC LEGEND

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

SURVEY CONTROL
SURVEY CONTROL
TBM TEMP. BENCHMARK
SURVEY POINT I.D.

PROPERTY
GP GATE POST
PPST FENCE POST
T-P "T" POST
R/W RIGHT-OF-WAY MONUMENT
A/C AIR CONDITIONING UNIT
B BOLLARD - CONCRETE
B BOLLARD - WOOD
COLUMN / SUPPORT POST
FP FLAG POLE
MB SINGLE MAILBOX
MB-D DOUBLE MAILBOX
MB-M MULTIPLE MAILBOX
SATELLITE DISH
GS GAS STATION MANHOLE
GMW GAS STATION MONITORING WELL

SANITARY
S CISTERN
GI GREASE INTERCEPTOR
PUMP GRINDER PUMP
CO SANITARY CLEANOUT
S SANITARY LATERAL STUB MARKER
SS SANITARY MANHOLE
MH MISC. OR COMBINE SEWER STR.

WATER
PCIS SEPTIC TANK
FDC FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
PIV POST INDICATOR VALVE
SPRINKLER HEAD
W WELL

UTILITY APPURTENANCES
(# - INDICATES UTILITY TYPE)
CC-# CABINET
MANHOLE
#M METER
PEDESTAL
#R RISER
UTILITY TUB
#V VALVE
#VT VENT PIPE
MK# WARNING MARKER

GENERAL
FFE FINISHED FLOOR ELEVATION
BORING LOCATION
MONITORING WELL
TEXT TEXT / TOPO INFORMATION

TREES / VEGETATION
BUSH STUMP
CONIFEROUS TREE
DECIDUOUS TREE

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

DRAINAGE / STORM
END SECTION
MISCELLANEOUS STORM STRUCTURE
TILE REG. (LEGAL) DRAIN TILE RISER
ROOF DRAIN DOWNSPOUT
D STORM SEWER MANHOLE
WQ 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
Y YARD DRAIN INLET

ELECTRIC / LIGHTS
EB 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
T TRANSFORMER

UTILITY DESIGNATIONS ("#")
C / TV - CABLE E - ELECTRIC (ELEC.) FM - FORCE MAIN F / FO - FIBER OPTICS
G - GAS I - IRRIGATION S - SPRINKLERS R / RR - RAILROAD
SS - SANITARY T - TELEPHONE (TELE.) TR - TRAFFIC U - UTILITY W - WATER

FRITZ ENGINEERING SERVICES
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CARMEL, INDIANA 46033
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www.Fritz-Eng.com

PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

"IT'S THE LAW"
811
Know what's below.
Call before you dig.
2 WORKING DAYS BEFORE YOU DIG.

PROJECT:
UHG MEDICAL OFFICE

PROJECT LOCATION:
N.E. CNR. STANLEY RD & QUAKER BLVD.
PLAINFIELD, INDIANA 46168
HENDRICKS COUNTY
SECTION, TOWNSHIP, RANGE:
SE 1/4, S36, T15N, R1E

CLIENT:
LITTLE DIVERSIFIED ARCHITECTURAL CONSULTING INC.
1300 DOVE ST. STE. 100
NEWPORT BEACH, CA 92660

PLAN DATE: 11/18/2024
DESIGN: AF CHECK: AF DRAWN: KG
PROJECT NO. 2410001
SHEET NAME
GENERAL INFORMATION PLAN
SHEET NO.
C101

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