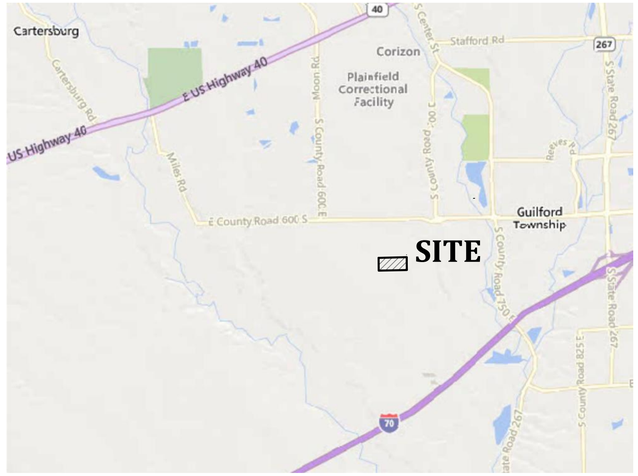
PRIMARY PLAT/FINAL DETAILED PLAN
HALL BUSINESS PARK

SECTION 10, TOWNSHIP 14N, RANGE 1E
GUILFORD TOWNSHIP, HENDRICKS COUNTY, PLAINFIELD, IN
ZONED: HALL BUSINESS PUD

PLANS PREPARED FOR:
OWNER: REDBIRD GROUP, LLC.
ATTN.: JOHN HALL
6644 SOUTH COUNTY ROAD 675 EAST
PLAINFIELD, IN 46168
PH.: 317-839-0318
EMAIL: JHALL67913@AOL.COM



VICINITY MAP
NO SCALE

OPERATING AUTHORITIES

GAS
Vectren Gas
1995 E. Main Street
Danville, IN, 46122
317-718-3617

ELECTRIC
Hendricks Power Cooperative
86 North CR 500 East
PO Box 39
Danville, IN 46123
317-745-5473

SANITARY
Plainfield DPW
986 S. Center St.
Plainfield, IN, 46168
317-839-3490

CABLE TELEVISION
Brighthouse Networks
3030 Roosevelt Ave.
Indianapolis IN, 46218
317-710-2627

STORM
Town of Plainfield
206 W. Main St.
Plainfield, IN, 46168
317-839-2561

FIRE DEPARTMENT
Plainfield Fire Department
4010 Clarks Creek Rd.
Plainfield, IN, 46168
317-839-6939

TRANSMISSION LINES
(Lines along Hadley Road)
Duke Energy
1000 E. Main St.
Plainfield, IN 46168
800-428-4337

WATER
Plainfield DPW
986 S. Center Street
Plainfield, IN, 46168
317-839-3490

TELEPHONE
AT&T
240 North Meridian Street
Indianapolis, IN, 46204
317-722-2299

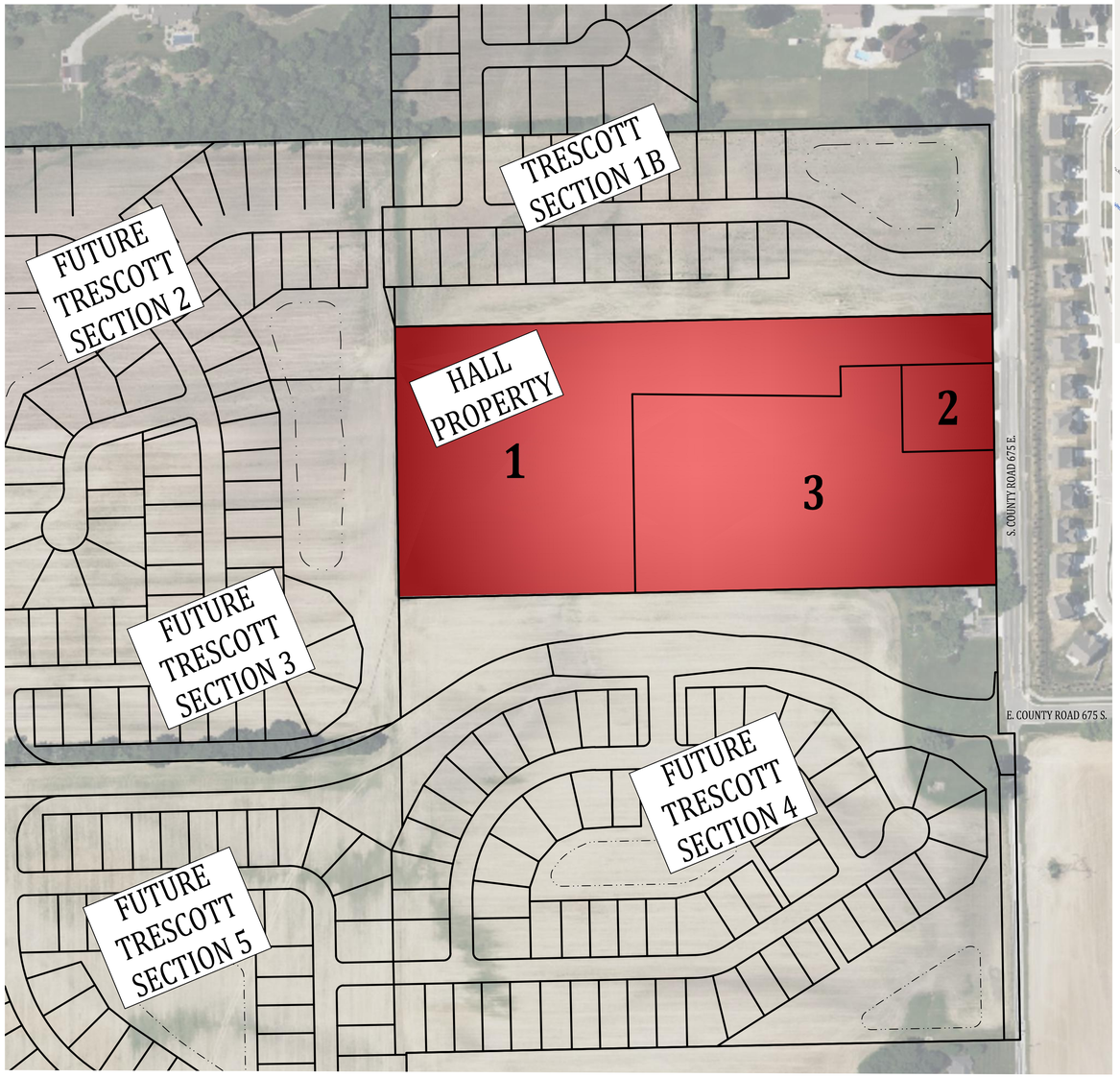
SCHOOL DISTRICT
Plainfield Community School Corp.
985 S. Longfellow Ln.
Plainfield, IN, 46168
317-839-2578

TRANSMISSION LINES
(Big Towers / Lines)
Indianapolis Power & Light
1230 West Morris Street
Indianapolis, IN 46221
317-261-8222

PROJECT SUMMARY

TOTAL PROJECT AREA:	17.75 ACRES ±
TOTAL NUMBER OF LOTS:	3
TOTAL AREA OF LOT 1:	9.62 ACRES ±
TOTAL AREA OF LOT 2:	0.87 ACRES ±
TOTAL AREA OF LOT 3:	7.26 ACRES ±

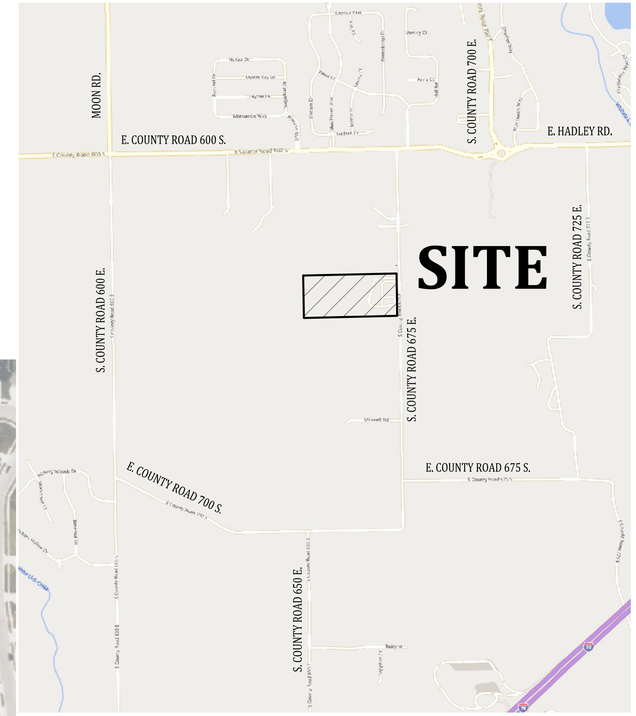
SHEET INDEX



SITE MAP
SCALE: 1" = 150'

Indiana 811
Know what's below. Call before you dig.

REVISIONS		
NUMBER	DESCRIPTION	DATE
	REVISIONS PER PLAINFIELD STAFF COMMENTS	6-29-2023



LOCATION MAP
NO SCALE

HALL BUSINESS PARK

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: ROBERT "JASON" COYLE

MULTIPLE PROFESSIONALS ARE IN RESPONSIBLE CHARGE FOR THE PREPARATION AND DESIGN OF THIS PLAN SET. BELOW IS A LIST OF THE PROFESSIONALS INVOLVED WITH THIS PROJECT AND THE DISCIPLINES THEY ARE IN RESPONSIBLE CHARGE OF. EACH OF THE PLAN SHEETS BEARS THE SEAL AND SIGNATURE OF THE PROFESSIONAL IN RESPONSIBLE CHARGE FOR THAT SHEET.

- ROBERT JASON COYLE, PROFESSIONAL SURVEYOR, STATE OF INDIANA, PS # LS20900155
  SUBDIVISION LAYOUT, GRADING AND EROSION CONTROL
- W. CHAD ZIEGLER, PROFESSIONAL ENGINEER, STATE OF INDIANA, PE # PE11200667
  STORM SEWER AND DRAINAGE CALCULATIONS AND REPORTS

CERTIFIED: 06-22-2022

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

CERTIFIED: 06-22-2022

W. CHAD ZIEGLER REGISTERED No. PE11200667 STATE OF INDIANA PROFESSIONAL ENGINEER

Date: 06-22-2023
Project No: 19274H
Sheet No: C100

EXISTING LEGEND

- EXISTING CONTOUR: MAJOR
- EXISTING CONTOUR: MINOR
- OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- GAS LINE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

TBM #1

BENCHTIE IN WEST SIDE OF POWER POLE #G38I61/2, SET 15" ABOVE GRADE, APPROXIMATELY 33 FEET EAST OF THE CENTERLINE OF COUNTY ROAD 675 EAST, APPROXIMATELY 155 FEET NORTH EAST OF THE NORTH EAST CORNER OF TAN AND GREEN METAL POLE BARN.

ELEVATION = 747.19 (NAVD 88)

TBM #2

BENCHTIE IN WEST SIDE OF POWER POLE #6-38L-11, SET 15" ABOVE GRADE, APPROXIMATELY 2 FEET NORTH EAST OF OLD WOOD FENCE POST, APPROXIMATELY 55 FEET NORTH OF MAIL BOX #6600, APPROXIMATELY 15 FEET EAST OF THE CENTER OF COUNTY ROAD 675 EAST.

ELEVATION = 742.06 (NAVD 88)

TBM #3

BENCHTIE IN NORTH SIDE OF POWER POLE #G-38I-23, SET 15" ABOVE GRADE, SOUTH EAST QUADRANT OF COUNTY ROAD 700 SOUTH AND COUNTY ROAD 650 EAST.

ELEVATION = 740.35 (NAVD 88)

TBM #4

NORTH WEST BONNET BOLT OF FIRE HYDRANT, NORTH WEST QUADRANT OF GLENN HAVEN BOULEVARD AND COUNTY ROAD 600 SOUTH, APPROXIMATELY 10 FEET SOUTH OF THE SOUTH WEST CORNER OF GLENN HAVEN BRICK COLUMN.

ELEVATION = 742.06 (NAVD 88)

NOTE:

USERS OF THE EXISTING TOPOGRAPHY PLAN ARE CAUTIONED TO CONSIDER THAT ALL NATURAL SURFACES ARE SUBJECT TO DISPLACEMENT DUE TO THE EFFECTS OF ENVIRONMENTAL AND MECHANICAL FACTORS ON SOIL PROPERTIES. THE INTERPOLATED CONTOUR LINES DEPICTED HEREON ARE REPRESENTATIVE OF THE SURFACE OF THE SITE ON THE DATE(S) THE FIELD SURVEY WAS PERFORMED. CHANGES IN SURFACE ELEVATIONS VARYING UP TO 0.5 FEET AFTER THE DATE OF THE SURVEY MAY BE POSSIBLE WITHOUT ANY OBVIOUS VISIBLE INDICATIONS. THEREFORE, IT IS RECOMMENDED THAT THE SURFACE ELEVATIONS OF THIS SITE BE VERIFIED PRIOR TO CONSTRUCTION AND THAT ANY SIGNIFICANT DISCREPANCIES BE REPORTED TO THE ENGINEER FOR EVALUATION. THE SURVEYOR IS NOT RESPONSIBLE FOR ESTIMATING OR ACCOUNTING FOR ANY VERTICAL VARIANCE CAUSED BY SUCH ENVIRONMENTAL OR MECHANICAL INFLUENCES.

THIS EXISTING TOPOGRAPHY PLAN REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE ENGINEER/SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER/SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE / SHE DOES CONFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE ENGINEER/SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

0 50' 100'

Indiana 811 Know what's below. Call before you dig.

Sym.	Revisions	Date
	REVISIONS PER PLAINFIELD STAFF COMMENTS	6-29-2023

Designed: JJB
Drawn: JJB / AGL
Checked: RJC
Scale: 1" = 50'
Date: 06-22-2023

EXISTING TOPOGRAPHY
HALL BUSINESS PROPERTY
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

BANNING ENGINEERING
863 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
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E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 19274H
Sheet No: C110

Jcoyle P:\2019\19274\19274H\Engineering\Cadd\Sheet Files\19274H-TOPO.dwg Jun 29, 2023 - 1:37pm

REDBIRD GROUP, LLC
INSTR. #201229741

LAND DESCRIPTION
17.751 ACRES

PART OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A MAG NAIL WITH WASHER STAMPED "BANNING ENG. FIRM #0060" MARKING THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER; THENCE NORTH 00 DEGREES 51 MINUTES 11 SECONDS WEST ALONG THE EAST LINE THEREOF 325.08 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 49 SECONDS WEST 35.00 FEET TO THE WEST LINE OF THE LAND OF THE TOWN OF PLAINFIELD AS DESCRIBED IN INSTRUMENT NUMBER 202110403 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY AND THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 43 MINUTES 49 SECONDS WEST 1,305.02 FEET TO THE WEST LINE OF SAID QUARTER-QUARTER; THENCE NORTH 00 DEGREES 50 MINUTES 52 SECONDS WEST ALONG SAID WEST LINE 592.55 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 49 SECONDS EAST 1,304.97 FEET TO THE WEST LINE OF SAID LAND OF THE TOWN OF PLAINFIELD; THENCE SOUTH 00 DEGREES 51 MINUTES 11 SECONDS EAST ALONG SAID WEST LINE 592.55 FEET TO THE POINT OF BEGINNING, CONTAINING 17.751 ACRES, MORE OR LESS.

LEGEND

D.	-	DRAINAGE
U.	-	UTILITY
I.E.E	-	INGRESS AND EGRESS
L.S.	-	LANDSCAPE
E.	-	EASEMENT
VAR.	-	VARIABLE
R/W	-	RIGHT OF WAY
B.L.	-	BUILDING SETBACK LINE
sq. ft.	-	SQUARE FEET

PER TITLE 865 I.A.C. 1-12-18, THE INSTALLATION OF THE SUBDIVISION MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE IN WHICH THE PLAT WAS RECORDED. FOR THOSE MONUMENTS NOT INSTALLED PRIOR TO RECORDATION OF THIS PLAT, A MONUMENT AFFIDAVIT WILL BE RECORDED AND CROSS REFERENCED TO THIS PLAT AFTER THE COMPLETION OF THE INSTALLATION OF THE SUBDIVISION MONUMENTATION.

ALL MONUMENTS SHOWN WITHIN THIS PLAT WERE FOUND OR SET PRIOR TO THE RECORDING OF THIS PLAT.

○ DENOTES A 5/8" REBAR, 24" LONG, WITH CAP STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED.

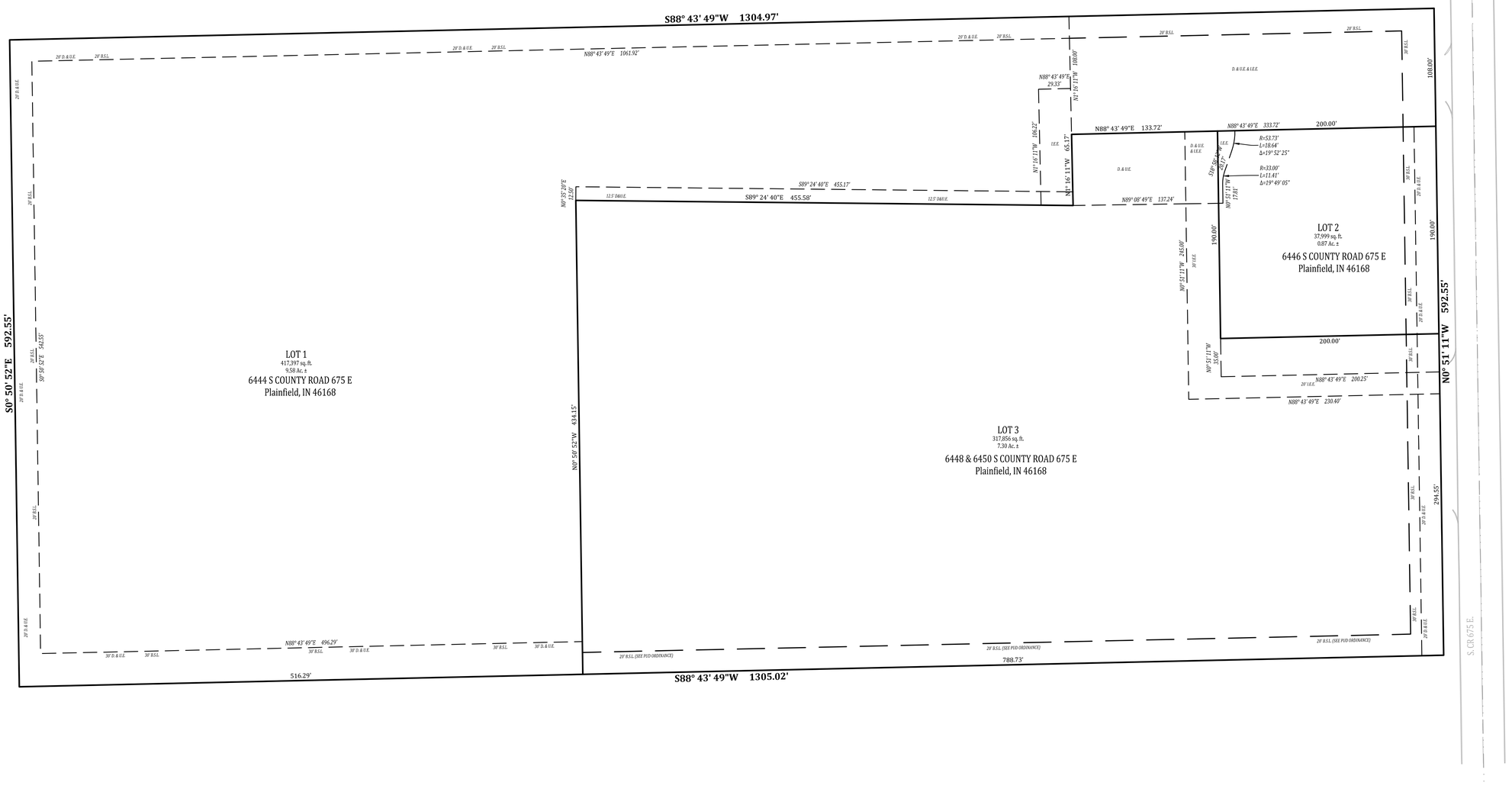
◉ DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.

0 50' 100'

Indiana 811
Know what's below. Call before you dig.

ROBERT "JASON" COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR



Revisions	Sym.	Date
REVISIONS PER PLAINFIELD STAFF COMMENTS		6-29-2023

Designed: JJB
Drawn: JJB / AGL
Checked: RJC
Scale: 1" = 50'
Date: 06-22-2023

PRIMARY PLAT
HALL BUSINESS PROPERTY
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, IN

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

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

Project No: 19274H
Sheet No: C120

EXISTING LEGEND

- EXISTING CONTOUR: MAJOR
- EXISTING CONTOUR: MINOR
- OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- GAS LINE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
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- FENCELINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
- STORM SEWER END-SECTION
- 1 / 924.0 / VAR — LOT NUMBER / PAD ELEVATION
- 775.0 — GRADE BOX
- 774.6 - GRADE BOX - MATCH EXISTING
- 864.4*P - GRADE BOX - MATCH NEW PAVEMENT/SHOULDER
- 868.1*BC - GRADE BOX - MATCH NEW BACK OF CURB
- EMERGENCY FLOOD ROUTING / PONDING AREAS
- EMERGENCY FLOOD ROUTE

0 50' 100'

Indiana 811. Know what's below. Call before you dig.

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Designed: JJB
Drawn: JJB / AGL
Checked: RJC
Scale: 1" = 50'
Date: 06-22-2023

GRADING AND DRAINAGE PLAN
HALL BUSINESS PROPERTY
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

ROBERT JASON COYLE — REGISTERED — No. LS20900155 — STATE OF INDIANA — LAND SURVEYOR

BANNING ENGINEERING
853 COLUMBIA ROAD SUITE #101
PLAINFIELD, IN 46168
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E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 19274H
Sheet No: C130

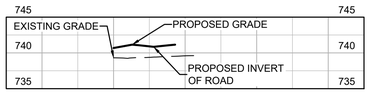
0 50' 100'

SCALE
HORIZ.: 1"=50'
VERT.: 1"=10'

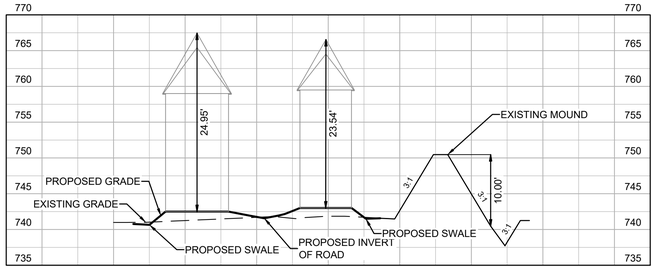
Indiana 811
Know what's below. Call before you dig.

GENERAL NOTES

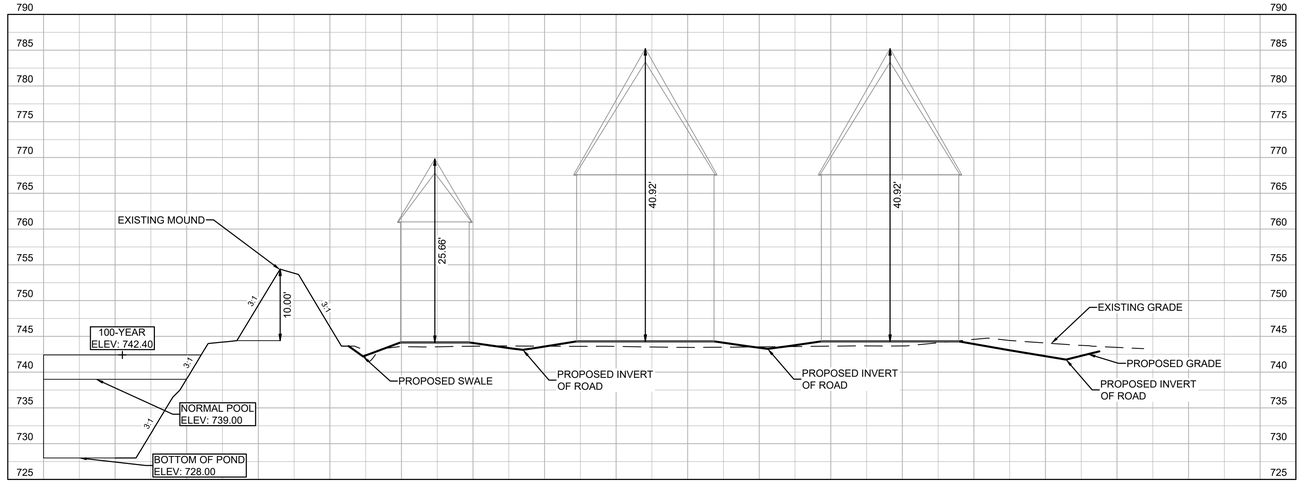
1. STANDARD SPECIFICATIONS
   a. THE TOWN OF PLAINFIELD SPECIFICATIONS SHALL APPLY FOR STORM SEWERS.
   b. THE TOWN OF PLAINFIELD WATER STANDARDS SHALL APPLY FOR WATER MAINS.
   c. THE TOWN OF PLAINFIELD SANITARY DISTRICT STANDARD SPECIFICATIONS SHALL APPLY FOR SANITARY SEWERS.
   d. CONTRACTOR SHALL CONTACT GAS, ELECTRIC, PHONE AND CABLE TV UTILITY COMPANIES FOR SERVICE LINE LOCATIONS PRIOR TO CONSTRUCTION.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL FEDERAL, STATE, LOCAL AND TOWN OF PLAINFIELD PERMITS, OR ANY OTHER PERMITS REQUIRED.
3. IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND CONDITIONS. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE VARIOUS UTILITIES FOR PROPER STAKING AND LOCATIONS FOR EACH PRIOR TO CONSTRUCTION.
4. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH NOTICE, THEY SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE THE COST OF RECTIFYING THE SAME.
5. NO CHANGES IN OR DEPARTURE FROM THE PLANS OR SPECIFICATIONS SHALL BE MADE WITHOUT PRIOR APPROVAL, IN WRITING, BY THE ENGINEER.
6. ALL CONSTRUCTION ACTIVITY ON THIS SITE SHALL BE PERFORMED IN COMPLIANCE WITH OSHA STANDARDS.
7. THE CONTRACTOR SHALL NOTIFY THE TOWN OF PLAINFIELD AT LEAST 72 HOURS PRIOR TO ANY BONDED OR BANK CREDIT LETTER SITE IMPROVEMENTS ARE INSTALLED. A PRE-CONSTRUCTION MEETING SHALL BE SET UP WITH THE TOWN, CONTRACTOR, ENGINEER & DEVELOPER PRIOR TO ANY CONSTRUCTION.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT; FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE OWNER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
9. BEFORE CONSTRUCTION BEGINS, THE CONTRACTOR SHALL NOTIFY THE OWNERS, AND/OR THE OWNER'S ENGINEER, SO THAT AN INSPECTOR MAY BE PRESENT.
10. IN ANY AREA OF CONSTRUCTION WHERE FIELD TILES CROSS THE PROPOSED HOUSE PAD, TILES SHALL BE REMOVED AND BACK FILLED. ALL FIELD TILES INTERCEPTED SHALL BE PERPETUATED INTO THE STORM SEWER SYSTEM OR LAKES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ANY CIRCUMSTANCE WHERE THIS CANNOT BE ACCOMPLISHED.
11. ALL FILL AREAS SHALL BE COMPACTED TO MEET THE DENSITY OF THE SPECIFICATION SHEET OR DETAIL.
12. ANY PARTS OF THE SANITARY OR STORM SEWER TRENCH WHICH LIES UNDER PAVED AREAS OR WITHIN 5 FEET THEREOF SHALL BE BACK FILLED WITH GRANULAR MATERIAL AS SHOWN IN THE DETAILS.
13. SUBSURFACE DRAIN AND FLOWLINE IS SHOWN OFFSET FOR CLARIFICATION.
14. ALL ACCESSIBLE HANDICAP PATHWAYS, SIDEWALKS AND DRIVE CROSSINGS SHALL NOT EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE OR THE LATEST REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA). HANDICAP RAMPS SHALL NOT EXCEED 1/12 SLOPE AND 2% CROSS SLOPE OR THE LATEST REQUIREMENTS OF THE AMERICANS WITH DISABILITIES ACT (ADA).
15. CONTRACTOR SHALL MATCH EXISTING AT CONSTRUCTION LIMITS PER EROSION CONTROL PLAN.
16. DECORATIVE SIGNS, SPRINKLER SYSTEMS, TREES, LANDSCAPING MOUNDS, OR OTHER SUCH AMENITIES ARE NOT PERMITTED IN THE STREET RIGHT-OF-WAY.
17. ALL GRADES AT THE BOUNDARY LINE SHALL MEET EXISTING GRADE.



CROSS SECTION A-A



CROSS SECTION B-B



CROSS SECTION C-C

Revisions			Date
		REVISIONS PER PLAINFIELD STAFF COMMENTS	6-29-2023

		Sym.
Designed:	JJB	
Drawn:	JJB / AGL	
Checked:	RJC	
Scale:	1"= 50'	
Date:	06-22-2023	

GRADING AND DRAINAGE PLAN
HALL BUSINESS PROPERTY
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN. 46168
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WEB: www.BanningEngineering.com

Project No: 19274H

Sheet No: C131

EXISTING LEGEND

- EXISTING CONTOUR: MAJOR
- EXISTING CONTOUR: MINOR
- OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- WATER LINE
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PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
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- STORM SEWER CURB INLET
- STORM SEWER END-SECTION

- LOT NUMBER
- PAD ELEVATION

- 775.6 — GRADE BOX
- 874.5 — GRADE BOX - MATCH EXISTING
- 864.4*P — GRADE BOX - MATCH NEW PAVEMENT/SHOULDER
- 868.1*BC — GRADE BOX - MATCH NEW BACK OF CURB

- EMERGENCY FLOOD ROUTING PONDING AREAS
- EMERGENCY FLOOD ROUTE

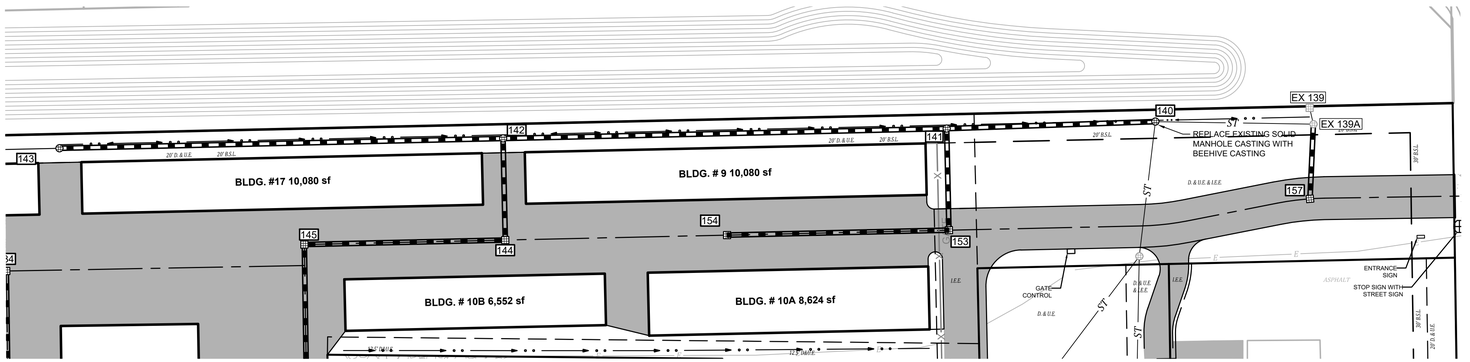
STORM SEWER PLAN GENERAL NOTES

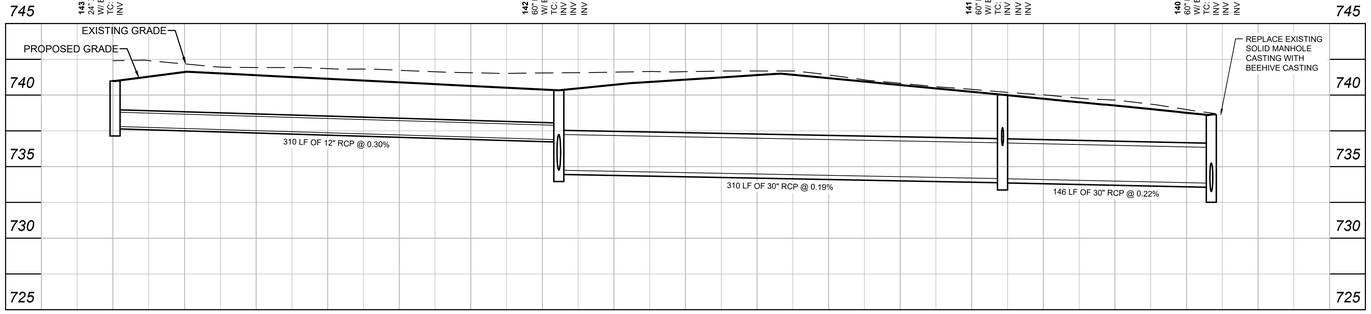
1. ALL STORM SEWER CONSTRUCTION SHALL BE PER TOWN OF PLAINFIELD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
3. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE OSHA STANDARDS.
4. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH NOTICE, THEY SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE THE COST OF RECTIFYING THE SAME.
5. IT SHALL BE THE CONTRACTOR/INSTALLER RESPONSIBILITY FOR CONTACTING ALL PERMIT ISSUING AGENCIES WITHIN THE TIME FRAME SPECIFIED BY THAT AGENCY PRIOR TO ANY CONSTRUCTION.
6. THERE IS TO BE A MINIMUM OF 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION BETWEEN THE SANITARY SEWER AND THE WATER LINE.
7. ANY SANITARY SEWER AND STORM SEWER CROSSINGS WITH LESS THAN 2 FEET OF VERTICAL SEPARATION SHALL BE CONCRETE ENCASED.

SCALE
HORIZ.: 1"=50'
VERT.: 1"=5'

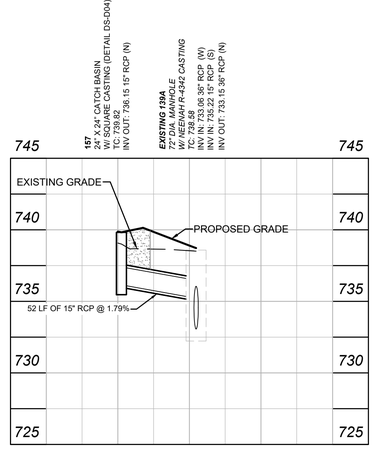
GRANULAR BACKFILL

Indiana 811
Know what's below.
Call before you dig.





STORM SEWER 143 - 140



STORM SEWER 157 & EX. 139A

Date	Revisions	Sym.
6-29-2023	REVISIONS PER PLAINFIELD STAFF COMMENTS	

Designed: JJB
Drawn: JJB / AGL
Checked: RJC
Scale: 1"= 50'
Date: 06-22-2023

STORM PLAN AND PROFILE
HALL BUSINESS PROPERTY
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

W. CHAD ZIEGLER — REGISTERED No. PE11200667 STATE OF INDIANA — PROFESSIONAL ENGINEER

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Project No: 19274H
Sheet No: C150

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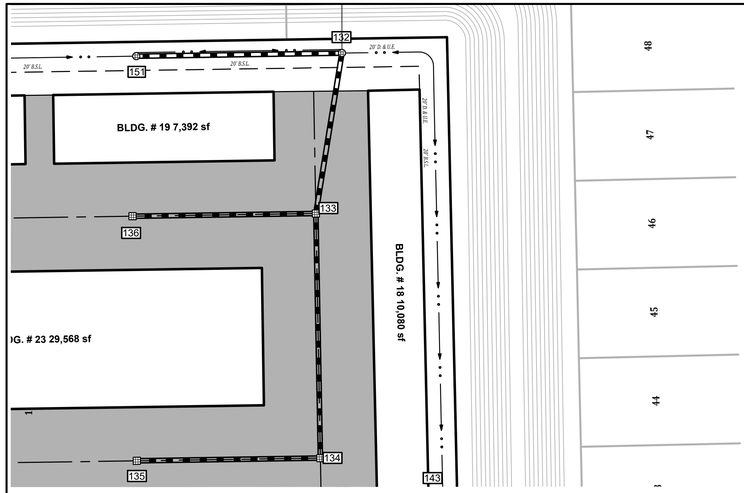
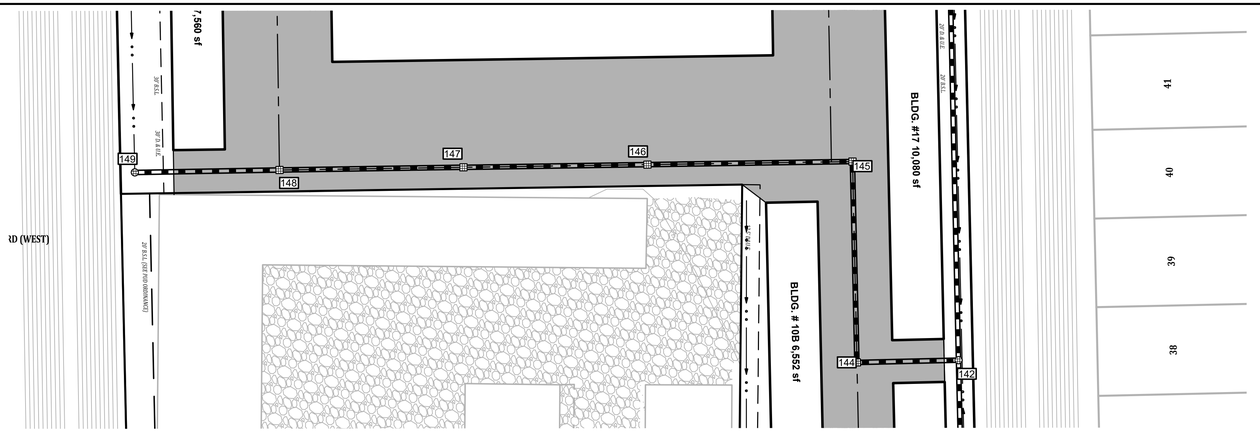
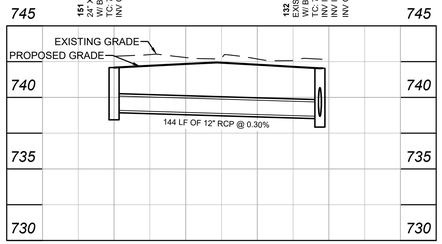
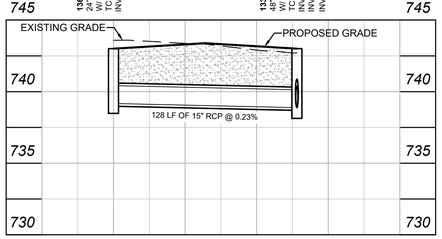






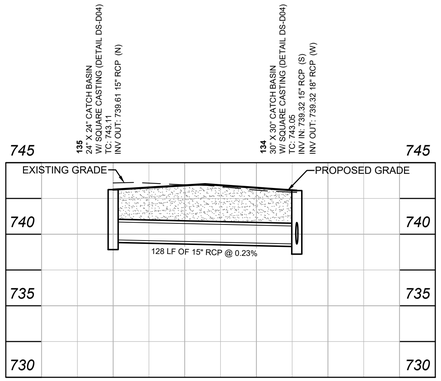
STORM SEWER 151 & 132



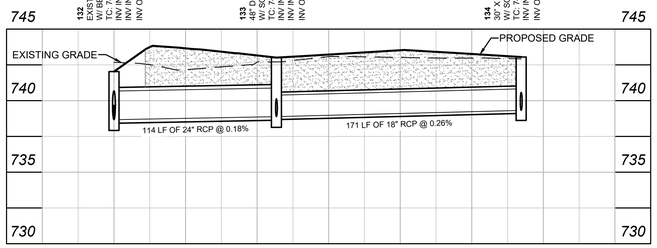
STORM SEWER 136 & 133

STORM SEWER PLAN GENERAL NOTES

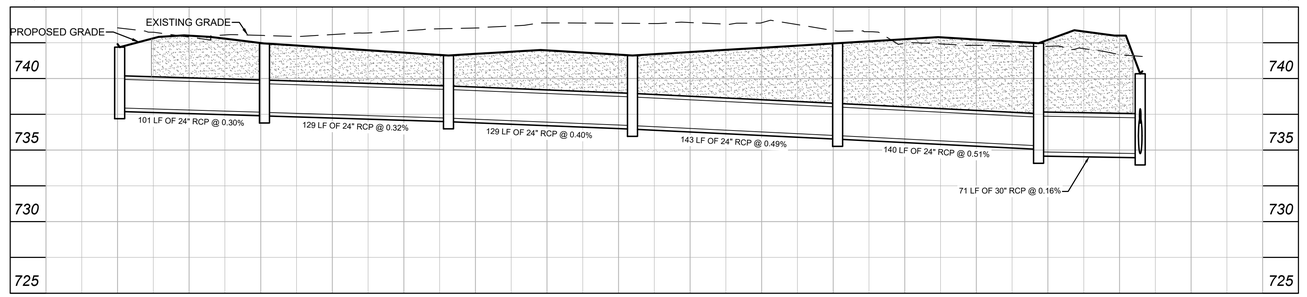
1. ALL STORM SEWER CONSTRUCTION SHALL BE PER TOWN OF PLAINFIELD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
3. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE OSHA STANDARDS.
4. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH NOTICE, THEY SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE THE COST OF RECTIFYING THE SAME.
5. IT SHALL BE THE CONTRACTOR/INSTALLER RESPONSIBILITY FOR CONTACTING ALL PERMIT ISSUING AGENCIES WITHIN THE TIME FRAME SPECIFIED BY THAT AGENCY PRIOR TO ANY CONSTRUCTION.
6. THERE IS TO BE A MINIMUM OF 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION BETWEEN THE SANITARY SEWER AND THE WATER LINE.
7. ANY SANITARY SEWER AND STORM SEWER CROSSINGS WITH LESS THAN 2 FEET OF VERTICAL SEPARATION SHALL BE CONCRETE ENCASED.



STORM SEWER 135 & 134



STORM SEWER 132 - 134



STORM SEWER 149 - 142

EXISTING LEGEND

- EXISTING CONTOUR: MAJOR
- EXISTING CONTOUR: MINOR
- OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- GAS LINE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
- STORM SEWER END-SECTION
- 1 / 924.0 SU / VAR. — LOT NUMBER / PAD ELEVATION
- 775.0 — GRADE BOX
- 774.8 * — GRADE BOX - MATCH EXISTING
- 864.4*P — GRADE BOX - MATCH NEW PAVEMENT/SHOULDER
- 868.1*BC — GRADE BOX - MATCH NEW BACK OF CURB
- EMERGENCY FLOOD ROUTING PONDING AREAS
- EMERGENCY FLOOD ROUTE

0 50' 100'

SCALE
HORIZ.: 1"=50'
VERT.: 1"=5'

GRANULAR BACKFILL

Indiana 811
Know what's below. Call before you dig.

Sym.	Revisions	Date
	REVISIONS PER PLAINFIELD STAFF COMMENTS	6-29-2023

Designed: JJB
Drawn: JJB / AGL
Checked: RJC
Scale: 1"= 50'
Date: 06-22-2023

STORM PLAN AND PROFILE
HALL BUSINESS PROPERTY
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

W. CHAD ZIEGLER — REGISTERED No. PE11200667 STATE OF INDIANA — PROFESSIONAL ENGINEER

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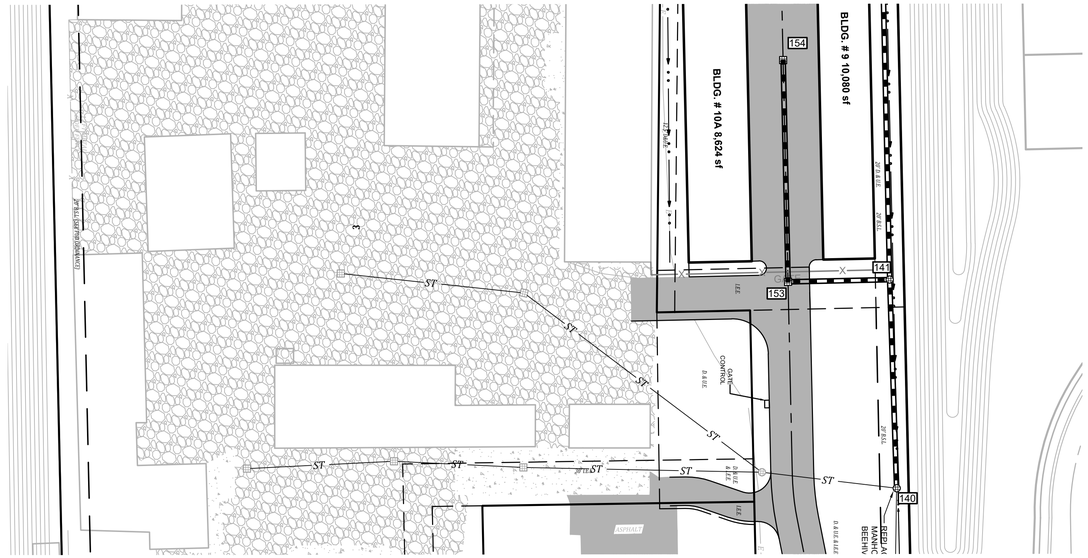
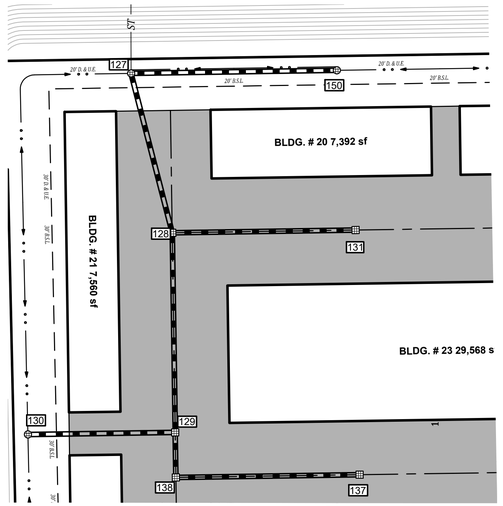
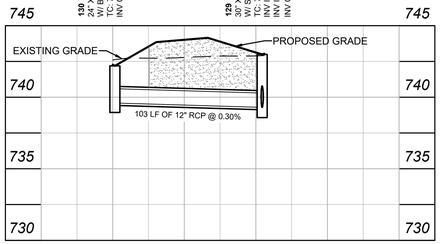
Project No: 19274H
Sheet No: C151

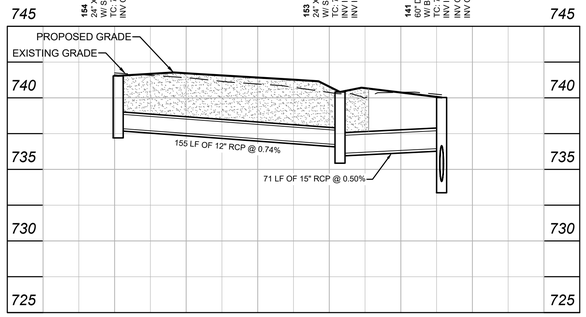
jcoyle P:\2019\19274\19274H\Engineering\Cadd\Sheet Files\19274H-STORM PP.dwg Jun 29, 2023 - 1:39pm



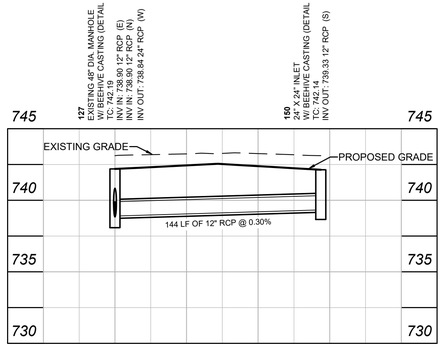




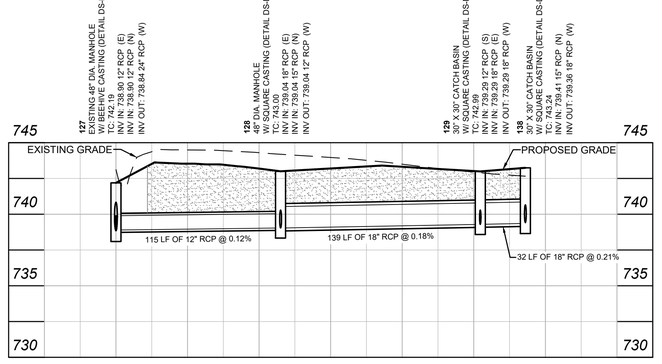
STORM SEWER 130 - 129



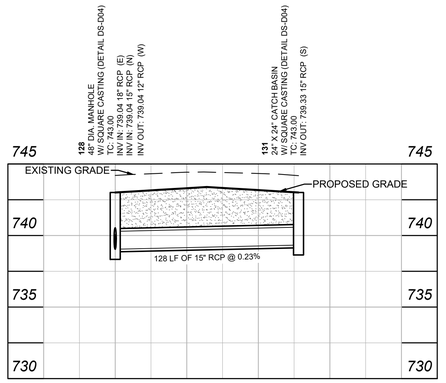
STORM SEWER 154 - 153 & 141



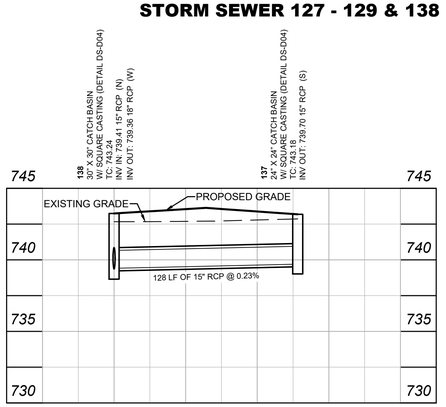
STORM SEWER 127 & 150



STORM SEWER 127 - 129 & 138



STORM SEWER 128 & 131



STORM SEWER 138 & 137

STORM SEWER PLAN GENERAL NOTES

1. ALL STORM SEWER CONSTRUCTION SHALL BE PER TOWN OF PLAINFIELD CONSTRUCTION STANDARDS AND SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
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4. ANY ERRORS OR OMISSIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION. IN THE EVENT OF THE CONTRACTOR'S FAILING TO GIVE SUCH NOTICE, THEY SHALL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY SUCH ERRORS OR OMISSIONS AND THE THE COST OF RECTIFYING THE SAME.
5. IT SHALL BE THE CONTRACTOR/INSTALLER RESPONSIBILITY FOR CONTACTING ALL PERMIT ISSUING AGENCIES WITHIN THE TIME FRAME SPECIFIED BY THAT AGENCY PRIOR TO ANY CONSTRUCTION.
6. THERE IS TO BE A MINIMUM OF 10 FEET HORIZONTAL SEPARATION AND 18 INCHES VERTICAL SEPARATION BETWEEN THE SANITARY SEWER AND THE WATER LINE.
7. ANY SANITARY SEWER AND STORM SEWER CROSSINGS WITH LESS THAN 2 FEET OF VERTICAL SEPARATION SHALL BE CONCRETE ENCASED.

EXISTING LEGEND

- 770 — EXISTING CONTOUR: MAJOR
- 769 — EXISTING CONTOUR: MINOR
- OHU — OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND CABLE TV
- UFO — UNDERGROUND FIBER OPTIC
- T — UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- W — WATER LINE
- FIRE HYDRANT
- WATER VALVE
- G — GAS LINE
- GAS VALVE
- S — SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- ST — STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- X — FENCELINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
- STORM SEWER END-SECTION
- 1 / 924.0 / 24" / VAR. — LOT NUMBER / PAD ELEVATION
- 775.3 — GRADE BOX
- 774.8 S — GRADE BOX - MATCH EXISTING
- 864.4"P — GRADE BOX - MATCH NEW PAVEMENT/SHOULDER
- 868.1"BC — GRADE BOX - MATCH NEW BACK OF CURB
- EMERGENCY FLOOD ROUTING / PONDING AREAS
- EMERGENCY FLOOD ROUTE

0 50' 100'

SCALE
HORIZ.: 1"=50'
VERT.: 1"=5'

GRANULAR BACKFILL

Indiana 811 — Know what's below. Call before you dig.

Sym.	Revisions	Date
	REVISIONS PER PLAINFIELD STAFF COMMENTS	6-29-2023

Designed: JJB
Drawn: JJB / AGL
Checked: RJC
Scale: 1"= 50'
Date: 06-22-2023

STORM PLAN AND PROFILE
HALL BUSINESS PROPERTY
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

W. CHAD ZIEGLER — REGISTERED No. PE11200667 STATE OF INDIANA — PROFESSIONAL ENGINEER

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Project No: 19274H
Sheet No: C152

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EXISTING LEGEND

- EXISTING CONTOUR: MAJOR
- EXISTING CONTOUR: MINOR
- OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- GAS LINE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

Indiana 811 Know what's below. Call before you dig.

0 50' 100'

LATITUDE: 39°40'10.24" N
LONGITUDE: 86°24'14.79" W

NOTE:

USERS OF THE EXISTING TOPOGRAPHY PLAN ARE CAUTIONED TO CONSIDER THAT ALL NATURAL SURFACES ARE SUBJECT TO DISPLACEMENT DUE TO THE EFFECTS OF ENVIRONMENTAL AND MECHANICAL FACTORS ON SOIL PROPERTIES. THE INTERPOLATED CONTOUR LINES DEPICTED HEREON ARE REPRESENTATIVE OF THE SURFACE OF THE SITE ON THE DATE(S) THE FIELD SURVEY WAS PERFORMED. CHANGES IN SURFACE ELEVATIONS VARYING UP TO 0.5 FEET AFTER THE DATE OF THE SURVEY MAY BE POSSIBLE WITHOUT ANY OBVIOUS VISIBLE INDICATIONS. THEREFORE, IT IS RECOMMENDED THAT THE SURFACE ELEVATIONS OF THIS SITE BE VERIFIED PRIOR TO CONSTRUCTION AND THAT ANY SIGNIFICANT DISCREPANCIES BE REPORTED TO THE ENGINEER FOR EVALUATION. THE SURVEYOR IS NOT RESPONSIBLE FOR ESTIMATING OR ACCOUNTING FOR ANY VERTICAL VARIANCE CAUSED BY SUCH ENVIRONMENTAL OR MECHANICAL INFLUENCES.

THIS EXISTING TOPOGRAPHY PLAN REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE ENGINEER/SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER/SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE / SHE DOES CONFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE ENGINEER/SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

EROSION CONTROL GENERAL NOTES

1. Please refer to the Stormwater Pollution Prevention Plan found on Sheets C180 for the following:
   - 1.1. Implementation Requirements
   - 1.2. Stabilization Requirements
   - 1.3. Monitoring and Project Management Requirements
   - 1.4. Stormwater Pollution Prevention Plan
2. Only those areas within the designated construction limits are to be disturbed during construction.
3. Contractor to provide temporary surface stabilization of any area scheduled or likely to remain inactive for a period of 7 days or more, must be initiated by the end of the 7th day and stabilization completed within 14 days.
4. Contractor to provide temporary signage near the entrance of the project identifying the responsible parties and other information about the project. Contractor is responsible for obtaining any necessary sign permits for this.
5. Contractor shall implement design concepts and storm water quality measures, which are shown on this plan, to reduce post construction pollutants discharging from the site.
6. All erosion control measures shall meet the Construction Stormwater General Permit requirements.
7. Refer to the "Indiana Storm Water Quality Manual", "The Urban Development Planning Guide", and Manufactures Recommendations for Installation for all required measures.
8. Inspection and repair of erosion control measures shall be done weekly and before or after ½" or greater rainfall event. Inspect at least once a week, but no more than three inspections are required.
9. Additional erosion and sediment control measures may be required by IDEM, and/or the Town inspector.
10. All proposed erosion and sediment control shall be in conformance with the Town of Plainfield. Discrepancies between the plans and the Manual shall not alleviate the contractor from adhering to the requirements set forth in the Manual.

INITIAL EROSION CONTROL SEQUENCING

1. Setup a pre-construction meeting (at least 72 hours prior to construction) with Contractor, Developer, Engineer, and Town of Plainfield representative to discuss scheduling and sequencing of project.
2. Contractor shall prepare a self-monitoring plan and procedure, including documentation of weekly self monitoring operations. These documents must be kept on file and made available upon request.
3. Start construction log. This log will document the performance of each pollution prevention measure. A thorough site inspection should be completed weekly, and within 24 hours of every ½"rain event.
4. Post the approved clean water permit issued by the Town of Plainfield. Notify IDEM at (317-233-1684) and the Town of Plainfield within forty-eight hours of the beginning of construction activities.
5. Install construction entrance drive and construction staging area on site as delineated on the Initial Erosion Control Plan.
6. Establish concrete washout as delineated on the Initial Erosion Control Plan and associated details.
7. Install perimeter silt fence and protection barriers.
8. Remove trees and rubbish only as needed for construction.
9. Begin mass earth work with the stripping of the topsoil. Stockpile topsoil in those areas designated on this sheet. Any proposed offsite storage locations must receive prior written approval from the Developer. Temporary seed and mulch all stockpiles immediately upon completion.
10. Install pond pipe outfall from pond and begin pond construction. Ponds as shown on this plan will function as a sediment basin.

EROSION CONTROL PLAN LEGEND

- CB — BASKET CURB INLET PROTECTION SEE DETAIL DS-E02 PER T.O.P.S.D.
- IP — WELDED WIRE INLET PROTECTION SEE DETAIL DS-E03 PER T.O.P.S.D.
- CONSTRUCTION LIMITS
- SF — SILT FENCE SEE DETAIL ON SHEET 19 OF 26 PER T.O.P.S.D.

REFERENCE:
'TOWN OF PLAINFIELD STANDARD DETAILS'
(T.O.P.S.D.) FOR SHEETS 1-26

NOTE: SHADED SYMBOLS INDICATE EXISTING WITH PERVIOUS SECTION AND NEEDS TO BE MAINTAINED.

ADD CURB INLET PROTECTION TO CURB INLETS NORTH OF ENTRANCE ON SOUTH COUNTY ROAD 675 EAST

Sym.	Revisions	Date
	REVISIONS PER PLAINFIELD STAFF COMMENTS	6-29-2023

Designed: JJB
Drawn: JJB / AGL
Checked: RJC
Scale: 1" = 50'
Date: 06-22-2023

INITIAL EROSION CONTROL PLAN
HALL BUSINESS PROPERTY
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

ROBERT JASON COYLE — REGISTERED — No. LS20900155 — STATE OF INDIANA — LAND SURVEYOR

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PLAINFIELD, IN 46168
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WEB: www.BanningEngineering.com

Project No: 19274H
Sheet No: C160

EXISTING LEGEND

- EXISTING CONTOUR: MAJOR
- EXISTING CONTOUR: MINOR
- OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- GAS LINE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

SEE SHEET C160 FOR EROSION CONTROL GENERAL NOTES, INITIAL EROSION CONTROL SEQUENCING, AND NOTE REGARDING EXISTING TOPOGRAPHY

SEE SHEET C190 FOR SOIL MAPS WITH LEGEND AND FLOOD MAP

PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
- STORM SEWER END-SECTION
- LOT NUMBER / PAD ELEVATION (1 / 924.0 / VAR)
- GRADE BOX (775.3)
- GRADE BOX - MATCH EXISTING (774.8")
- GRADE BOX - MATCH NEW PAVEMENT/SHOULDER (664.4"SF)
- GRADE BOX - MATCH NEW BACK OF CURB (868.1"BC)
- EMERGENCY FLOOD ROUTING / PONDING AREAS
- EMERGENCY FLOOD ROUTE

EROSION CONTROL PLAN LEGEND

- EROSION CONTROL BLANKET W/ PERMANENT SEEDING (NORTH AMERICAN GREEN S-150), SEE DETAIL ON SHEET 21 OF 26 PER T.O.P.S.D.
- PERMANENT SEEDING & MULCHING, SEE DETAIL ON SHEET 21 OF 26 PER T.O.P.S.D.
- TEMPORARY SEEDING, SEE DETAIL ON SHEET 21 OF 26 PER T.O.P.S.D.
- (CB) BASKET CURB INLET PROTECTION SEE DETAIL DS-E02 PER T.O.P.S.D.
- (IP) WELDED WIRE INLET PROTECTION SEE DETAIL DS-E03 PER T.O.P.S.D.
- (IS) INLET SACK PROTECTION SEE DETAIL ON SHEET C190
- CONSTRUCTION LIMITS
- (SF) SILT FENCE SEE DETAIL ON SHEET 19 OF 26 PER T.O.P.S.D.

REFERENCE:
'TOWN OF PLAINFIELD STANDARD DETAILS'
(T.O.P.S.D.) FOR SHEETS 1-26

NOTE: SHADED SYMBOLS INDICATE EXISTING WITH PERVIOUS SECTION AND NEEDS TO BE MAINTAINED.

FINAL EROSION CONTROL SEQUENCING

1. Perform initial erosion control sequence.
2. Construct ponds as shown, and rough grade streets, pads, and swales. Install erosion control measures as required.
3. Construct ponds and pond outlets. Install erosion control blanket around pond when finished.
4. Begin installation of the sanitary sewer.
5. Begin installation of the storm sewers. Install sediment barriers as storm sewers have been installed.
6. Install remaining utilities.
7. Finish grade streets, install curbs, stone base and asphalt. Install inlet protection as pavement installation is completed.
8. Finish grading site and replace topsoil.
9. Install erosion control blankets with permanent seeding, and other erosion control measures as shown.
10. Temporarily seed and mulch all areas scheduled or likely to remain inactive for 7 days or more.
11. Permanent seed and mulch all disturbed areas not covered by erosion control blankets or temporary seedings measures.
12. After construction is completed, vegetation established and permission received from the Town of Plainfield representative, remove temporary erosion control measures.

0 50' 100'

LATITUDE: 39°40'10.24" N
LONGITUDE: 86°24'14.79" W

Indiana 811 Know what's below. Call before you dig.

ADD CURB INLET PROTECTION TO CURB INLETS NORTH OF ENTRANCE ON SOUTH COUNTY ROAD 675 EAST

FUTURE TRESCOTT SECTION 2

EXISTING TRESCOTT SECTION 1B

FUTURE TRESCOTT SECTION 3

FUTURE TRESCOTT SECTION 4

POND 4

BLDG. # 18 10,080 sf
BLDG. #17 10,080 sf
BLDG. # 9 10,080 sf
BLDG. # 10B 6,552 sf
BLDG. # 10A 8,624 sf
BLDG. # 19 7,392 sf
BLDG. # 20 7,392 sf
BLDG. # 23 29,568 sf
BLDG. # 24 29,568 sf
BLDG. # 21 7,560 sf
BLDG. # 22 7,560 sf

1 STORY METAL BARN FFE = 741.2'
1 STORY METAL BARN (GRAVEL FLOOR)
1 STORY METAL BARN FFE = 744.8'
1 STORY METAL BARN FFE = 742.45'
1 STORY BRICK HOUSE FFE = 743.55'
1 STORY METAL BARN

SATEC CONTROL
ENTRANCE SIGN
STOP SIGN WITH STREET SIGN
GAS LINE MARKER
POWER POLE W/DROP
TBM #1

Rev.	Sym.	Revisions	Date
		REVISIONS PER PLAINFIELD STAFF COMMENTS	6-29-2023

Designed: JJB
Drawn: JJB / AGL
Checked: RJC
Scale: 1" = 50'
Date: 06-22-2023

FINAL EROSION CONTROL PLAN
HALL BUSINESS PROPERTY
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

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

Project No: 19274H
Sheet No: C170

jcoyle P:\2019\19274\19274H\Engineering\Cadd\Sheet Files\19274H-ER-FINAL.dwg Jun 29, 2023 - 1:40pm

SECTION A- Assessment of Construction Plan Elements

A1 Index showing locations of required Plan Elements:
See this Sheet and Title Sheet, Sheet C100

A2 Vicinity Map showing the Project Location:
See Title Sheet, Sheet C100.

A3 Narrative describing the nature and purpose of the project:
Hall Property, is a commercial storage unit in Guilford Township, Hendricks County, south of the Town of Plainfield. The project is located on the south side of Hadley Road and East of County Road 675 East. Hall Property covers approximately 17.75 acres where 11 proposed storage unit buildings, associated roadways, and utilities will be constructed.

A4 Latitude and Longitude to the nearest fifteen (15) seconds:
Project Latitude: 39°40'10.24"N
Project Longitude: 86°24'14.79"W

A5 Legal Description of the Project Site:
See Primary Plat, Sheet C120.

A6 11x17 Plat showing building lot/numbers and road layout/names:
Provided separately with submittal package.

A7 Boundary of 100 Year floodplains, floodways and flood fringes:
See Existing Topography, See Sheet C110.

A8 Adjacent land use, including upstream watershed:
See Existing Topography, See Sheet C110.
North: Single Family Residential
East: Single Family Estate Lots
South: Single Family Estate Lots
West: Single Family Estate Lots

A9 Identification of a U.S. EPA approved or established TMDL:
None.

A10 Identification of receiving waters:
White Lick Creek

A11 Identification of discharges to a water on 303(d) list of impaired waters and pollutants for which it is impaired:
E-coli.

A12 Soils map of the predominate soil types:
See Initial Erosion Control Plan, See Sheet C160.

A13 Location and names of all wetlands, lakes and water courses:
See Existing Topography, See Sheet C110.

A14 State or Federal Water Quality Permits Required:
401 Water quality Certification (IDEM): The appropriate permits are in the process of being obtained.
Section 404 Permit (USACE): The appropriate permits are in the process of being obtained.
Construction in a Floodway (IDNR): None Required

A15 Identification of existing vegetative cover, including natural buffers:
See Existing Topography, See Sheet C110.

A16 Existing site Topography:
See Existing Topography, See Sheet C110.

A17 Location where run-off enters project site:
See Existing Topography, See Sheet C110.

A18 Location where run-off discharges from the project site prior to land disturbance:
See Existing Topography, See Sheet C110.

A19 Location of all existing structures on the project site:
See Existing Topography, See Sheet C110.

A20 Existing permanent retention or detention facilities, including manmade wetlands, designed for stormwater management:
See Existing Topography, See Sheet C110.

A21 Identification of potential discharges to ground water:
No direct discharge to groundwater.
See Existing Topography, See Sheet C110.

A22 Size of the project area expressed in acres:
17.75 Acres, more or less (Overall)

A23 Total expected land disturbance expressed in acres:
9.62 Acres, more or less (Overall)

A24 Proposed final topography:
See Grading & Drainage Plan, Sheets C130-C131.

A25 Locations and approximate boundaries of all disturbed areas:
See Grading & Drainage Plan, Sheets C130-C131; Initial and Final Erosion Control Plans, See Sheet C160 and C170.

A26 Location, size and dimensions of proposed stormwater systems:
See Storm Plan & Profile, Sheets C150-C152.

A27 Locations where stormwater and non-stormwater discharges will leave project site:
See Grading & Drainage Plan, Sheets C130-C131.

A28 Locations of proposed site improvements, including roads, utilities, lot delineations and identification, proposed structures and common areas:
See Entire Plan Set.

A29 Location of Proposed soil Stockpiles and /or Borrow areas:
See Initial and Final Erosion Control Plans, Sheet C160 and C170.

A30 Construction support activities that are expected to be part of the project:
None.

A31 Location of any in-stream activities that are planned for the project:
See Grading & Drainage Plan, Sheets C130-C131.
See Storm Plan & Profile, Sheets C150-C152.

SECTION B- Assessment of Stormwater Pollution Prevention Plan

B1 Description of potential pollutants sources associated with the construction activities:
Silt and sediment from exposed soils, leaves, mulch, vehicular sources such as leaking fuel or oil, brake fluid, brake dust, antifreeze, trash, debris, biological agents found in trash, fertilizers, herbicides, pesticides, lime dust and concrete washout.

B2 Stable construction entrance location(s) and specifications:
See Initial Erosion Control Plans, Sheet C160, and Plainfield Town Standards, Sheets 19-22.

B3 Specifications for temporary and permanent stabilization:
See Initial and Final Erosion Control Plans, Sheet C160 and C170, and Plainfield Town Standards, Sheets 19-22.

B4 Sediment control measures for concentrated flow areas:
See Initial and Final Erosion Control Plans, Sheet C160 and C170, and Plainfield Town Standards, Sheets 19-22.

B5 Sediment control measures for sheet flow areas:
See Initial and Final Erosion Control Plans, Sheet C160 and C170, and Plainfield Town Standards, Sheets 19-22.

B6 Runoff control measures:
See Initial and Final Erosion Control Plans, Sheet C160 and C170, and Plainfield Town Standards, Sheets 19-22.

B7 Stormwater outlet protection specifications:
See Initial and Final Erosion Control Plans, Sheet C160 and C170, and Plainfield Town Standards, Sheets 19-22.

B8 Grade stabilization structures and specifications:
See Initial and Final Erosion Control Plans, Sheet C160 and C170, and Plainfield Town Standards, Sheets 19-22.

B9 Dewatering applications and management methods:
See Initial and Final Erosion Control Plans, Sheet C160 and C170, and Plainfield Town Standards, Sheets 19-22.

B10 Measures utilized to work within waterbodies:
See Initial and Final Erosion Control Plans, Sheet C160 and C170, and Plainfield Town Standards, Sheets 19-22.

B11 Monitoring and maintenance guidelines for each proposed stormwater quality measure:
See Initial and Final Erosion Control Plans, Sheet C160 and C170, and Plainfield Town Standards, Sheets 19-22.

B12 Sequence of stormwater quality implementation relative to land disturbance activities:
See Initial and Final Erosion Control Plans, Sheet C160 and C170.

B13 Erosion & sediment control specifications for individual building lots:
See Plainfield Town Standards, Sheets 19-22.

B14/B15 Material handling and spill prevention plan:
MATERIAL HANDLING:

1. The proper management and disposal of waste should be practiced on site at all times to reduce pollution of storm water runoff. Hazardous waste should always be disposed of through a designated hazardous waste management or recycling facility.
2. Designate a waste collection area on-site that does not receive a substantial amount of runoff from upland areas and does not drain directly into a water body.
3. Keep products in original containers with original labels and material safety data information attached. Make sure products are properly sealed to prevent leaks and spills and stored in a weather-proof self-contained area away from heat, sparks and flames.
4. A program for recycling or disposal of materials associated with or from the project site shall be established by the contractor. All recycling containers shall be clearly labeled.
5. All construction activities are to be monitored and maintained by the contractor. As each new subcontractor comes on-site, the contractor will conduct and document a meeting to ensure awareness of the pollutant prevention program. Guidelines for proper handling, storage and disposal of construction site wastes shall be posted in the storage and use areas, and workers shall be trained in these practices.
6. Containers and equipment must be inspected regularly for leaks, corrosion, support or foundation failure, or any other signs of deterioration and must be tested for soundness. Any found to be defective should be repaired or replaced immediately.

SPILL PREVENTION PLAN:
Purpose: The intention of this Spill Prevention, Control and Countermeasures (SPCC) is to establish the procedures and equipment required to prevent the discharge of oil and hazardous substances in quantities that violate applicable water quality standards, cause a sheen upon or discoloration of the surface of navigable waters or adjoining shorelines, or cause sludge or emulsion to be deposited beneath the surface of the water or adjoining shorelines. The Plan also establishes the activities required to mitigate such discharges (i.e., countermeasures) should they occur.

Definitions: Pollutant means pollutant of any kind or in any form, including but not limited to sediment, paint, cleaning agent, concrete washout, pesticides, nutrients, trash, hydraulic fluids, fuel, oil, petroleum, fuel oil, sludge, oil refuse, and oil mixed with wastes other than dredged soil.

Discharge: Includes but is not limited to, any spilling, leaking, pumping, pouring, emitting, emptying, or dumping.

Navigable Waters: Means all waters of the United States that are connected with a navigable stream, lake, or sea. [Note: This definition is usually interpreted to mean any wastewater (even normally dry wash or storm sewer) that eventually drains into a navigable stream].

Plan Review and Amendments: This Plan shall be reviewed and/or amended, if necessary, whenever there is a change in the design of the site, construction, operation, or maintenance which materially affects the site's potential for the discharge of regulated material.

Prediction of Potential Spills:

1. Nearest Navigable Water: White Lick Creek
2. Drainage System: All storm drainage leaves the site by open ditches and closed storm systems to White Lick Creek.
3. Possible Spill Sources (During and post construction): Vehicular sources such as leaking fuel or oil, brake fluid, grease, antifreeze; trash and debris, biological agents found in trash and debris, fertilizers, household items including but not limited to cleaning agents, chemicals, paint, herbicides, and pesticides.
4. Groundwater Contamination: The facility maintains NO above ground or underground storage tanks at this site. Therefore, it is felt that there is little or no possibility of post construction groundwater contamination. The facility does have public sanitary sewer and public water.

Alert Procedures for Spills:

1. Any personnel observing a spill will immediately instigate the following procedure:
   a. Dialing "911" from any telephone.
   b. Notify the appropriate emergency personnel.
2. The Emergency Coordinator will then take the following actions:
   a. Barricade the area allowing no vehicles to enter or leave the spill zone.
   b. Notify the Indiana Department of Environmental Management, Office of Emergency Response by calling the appropriate telephone number:
   c. Office 317-233-7745
   d. Toll Free 800-233-7745
   e. Also, the National Response Center at 800-424-8802 and provide the following information:
   i. -Time of observation of the spill
   ii. -Location of the spill
   iii. -Identity of material spilled
   iv.-Probable source of the spill
   v. -Probable time of the spill
   vi. -Volume of the spill and duration
   vii. -Present and anticipated movement of the spill
   viii. -Weather conditions
   ix.-Personnel at the scene
   x. -Action initiated by personnel
   f. Notify the Town of Plainfield Fire Department Phone: 9-1-1
   g. Notify the Town of Plainfield Police Department Phone: 9-1-1
   h. Notify waste recovery contractor, maintenance personnel or other contractual personnel as necessary for cleanup.
   i. Coordinate and monitor cleanup until the situation has been stabilize and all spills have been eliminated.
   j. Cooperate with the IDEM-OER on procedures and reports involved with the event.

Cleanup Parameters:

1. The Developer shall be continually kept informed, maintain lists of qualified contractors and available Vac-trucks, tank pumpers and other equipment readily accessible for clean-up operations. In addition, a continually updated list of available absorbent materials and clean-up supplies should be kept on site.
2. All maintenance personnel will be made aware of techniques for prevention and containment of spills. They will be informed of the requirements and procedures outlined in this plan. They will be kept abreast of current developments or new information on the prevention of spills and / or necessary alterations to this plan.
3. If spills occur which could endanger human life, this becomes the primary concern. The discharge of the lifesaving protection function will be carried out by the local police and fire departments.
4. Absorbent materials, which are used in cleaning up spilled materials, will be disposed of in a manner subject to the approval of the Indiana Department of Environmental Management.
5. Flushing of spilled material with water will not be permitted unless so authorized by the Indiana Department of Environmental Management.

ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES
VEHICLE & EQUIPMENT MAINTENANCE
Description and Purpose: Prevent or reduce the contamination of stormwater resulting from vehicle and equipment maintenance by running a "dry and clean site". The best option would be to perform maintenance activities at an offsite facility. If this option is not available then work should be performed in designated areas only, while providing cover for materials stored outside, checking for leaks and spills, and containing and cleaning up spills immediately.

Suitable Applications: These procedures are suitable on all construction projects where an onsite yard area is necessary for storage and maintenance of heavy equipment and vehicles.

Limitations: Onsite vehicle and equipment maintenance should only be used where it is impractical to send vehicles and equipment offsite for maintenance and repair. Sending vehicles/equipment offsite should be done in conjunction with a stabilized Construction Entrance/Exit. Outdoor vehicle or equipment maintenance is a potentially significant source of stormwater pollution. Activities that can contaminate stormwater include engine repair and service, changing or replacement of fluids, and outdoor equipment storage and parking (engine fluid leaks).

Implementation: If maintenance must occur onsite, use designated areas, located away from drainage courses. Dedicated maintenance areas should be protected from stormwater runon and runoff and should be located at least 50 ft from downstream drainage facilities and watercourses.

Drip pans or absorbent pads should be used during vehicle and equipment maintenance work that involves fluids unless the maintenance work is performed over an impermeable surface in a dedicated maintenance area.

Place a stockpile of spill cleanup materials where it will be readily accessible.

ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES (CONTINUED):
All fueling trucks and fueling areas are required to have spill kits and/or use other spill protection devices.

Use absorbent materials on small spills. Remove the absorbent materials promptly and dispose of properly.

Inspect onsite vehicles and equipment daily at startup for leaks, and repair immediately, or remove from site.

Keep vehicles and equipment clean; do not allow excessive build-up of oil and grease.

Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic and transmission fluids. Provide secondary containment and covers for these materials if stored onsite.

Train employees and subcontractors in proper maintenance and spill cleanup procedures.

Properly dispose of used oils, fluids, lubricants, and spill cleanup materials.

Do not place used oil in a dumpster or pour into a storm drain or watercourse.

Properly dispose of or recycle used batteries.

Do not bury used tires.

Repair leaks of fluids and oil immediately.

Keep ample supplies of spill cleanup materials onsite.

Maintain waste fluid containers in leak proof condition.

VEHICLE AND EQUIPMENT FUELING
Description and Purpose: Vehicle equipment fueling procedures and practices are designed to prevent fuel spills and leaks and reduce or eliminate contamination of stormwater. This can be accomplished by using offsite facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors in proper fueling procedures.

Limitations: Onsite vehicle and equipment fueling should only be used where it is impractical to send vehicles and equipment offsite for fueling. Sending vehicles and equipment offsite should be done in conjunction with a Stabilized Construction Entrance/Exit.

Implementation: Use offsite fueling stations as much as possible. These businesses are better equipped to handle fuel and spills properly. Performing this work offsite can also be economical by eliminating the need for a separate fueling area at a site.

Discourage "topping off" of fuel tanks.

Absorbent spill cleanup materials and spill kits should be available in fueling areas and on fueling trucks and should be disposed of properly after use.

Drip pans or absorbent pads should be used during vehicle and equipment fueling, unless the fueling is performed over an impermeable surface in a dedicated fueling area.

Use absorbent materials on small spills. Do not hose down or bury the spill. Remove the absorbent materials promptly and dispose of properly.
Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas.

Train employees and subcontractors in proper fueling and cleanup procedures.

Dedicated fueling areas should be protected from stormwater runon and runoff and should be located at least 50 ft away from downstream drainage facilities and watercourses.
Fueling must be performed on level grade areas.

Protect fueling areas with berms and dikes to prevent runon, runoff, and to contain spills.

Nozzles used in vehicle and equipment fueling should be equipped with an automatic shutoff to control drips. Fueling operations should not be left unattended.

Federal, state, and local requirements should be observed for any stationary above ground storage tanks.

Vehicles and equipment should be inspected each day of use for leaks. Leaks should be repaired immediately, or problem vehicles or equipment should be removed from the project site.

Keep ample supplies of spill cleanup materials onsite.

Immediately clean up spills and properly dispose of contaminated soil and cleanup materials.

CONCRETE WASHOUT
The following steps will help reduce stormwater pollution from concrete wastes:
Discuss the concrete management techniques described in this BMP (such as handling of concrete waste and washout) with the ready-mix concrete supplier before any deliveries are made.

Incorporate requirements for concrete waste management into material supplies and subcontractor agreements.

Store dry and wet materials under cover, away from drainage areas.

Avoid mixing excess amounts of fresh concrete.

Perform washout of concrete trucks offsite or in designated areas only.
Do not wash out concrete trucks into storm drains, open ditches, streets, or streams.
Do not allow excess concrete to be dumped onsite, except in designated areas.

For onsite washout:
-Locate washout area at least 50 feet from storm drains, open ditches, or water bodies.
-Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste. Liquid that accumulates in a washout area may be high in alkalinity and must be disposed of properly.
-Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.
-Avoid creating runoff by draining water to a bermed or level area when washing concrete to remove fine particles and expose the aggregate.
-Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose in the trash.

SOLID WASTE MANAGEMENT
Description and Purpose: Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.

Suitable Applications: This BMP is suitable for construction sites where the following wastes are generated or stored: Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures (rubble), and building construction.

Packaging materials including wood, paper, and plastic.

Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces and masonry products.

Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes.

Construction wastes including brick, mortar, timber, steel and metal scraps, pipe and electrical cuttings, nonhazardous equipment parts, styrofoam and other materials from transport and package construction materials

Implementation:
Select designated waste collection areas onsite.

Inform contractors that you will accept only watertight dumpsters for onsite use.
Inspect dumpsters for leaks and repair any dumpster that is not watertight.

Provide an adequate number of containers with lids or covers that can be placed over the container to keep rain out or to prevent loss of wastes when it is windy.

Plan for additional containers and more frequent pickup during the demolition phase of construction.

Collect site trash daily, especially during rainy and windy conditions.

Remove this solid waste promptly since erosion and sediment control devices tend to collect litter.

Make sure that toxic liquid wastes (used oils, solvents, and paints) and chemicals (acids, pesticides, additives, curing compounds) are not disposed of in dumpsters designated for construction debris.

Do not hose out dumpsters on the construction site. Leave dumpster cleaning to the trash hauling contractor.

Arrange for regular waste collection before containers overflow.

Clean up immediately if a container does spill.

Make sure that construction waste is collected, removed, and disposed of only at authorized disposal areas.

Incorporate requirements for solid waste management into builder and subcontractor agreements.

Littering on the project site should be prohibited.

To prevent clogging of the storm drainage system, litter and debris removal from drainage grates, trash racks, and ditch lines should be a priority.

Trash receptacles should be provided in the contractor's yard, field trailer areas, and at locations where workers congregate for lunch and break periods.

Litter from work areas within the construction limits of the project site should be collected and placed in watertight dumpsters at least weekly, regardless of whether the litter was generated by the contractor, the public, or others. Collected litter and debris should not be placed in or next to drain inlets, stormwater drainage systems, or watercourses.

Dumpsters of sufficient size and number should be provided to contain the solid waste generated by the project.

Full dumpsters should be removed from the project site and the contents should be disposed of by the trash hauling contractor.

Construction debris and waste should be removed from the site biweekly or more frequently as needed.

Construction material visible to the public should be stored or stacked in an orderly manner.

Stormwater runon should be prevented from contacting stored solid waste through the use of berms, dikes, or other temporary diversion structures or through the use of measure to elevate waste from site surfaces.

Solid waste storage areas should be located at least 50 ft. from drainage facilities and watercourses and should not be located in area prone to flooding or ponding.

Inspection and Maintenance: Inspect construction waste area weekly.

Arrange for regular waste collection.

DEWATERING AND PUMPING OPERATIONS
Description and Purpose: Dewatering operations are practices that manage the discharge of pollutants when non-stormwater and accumulated precipitation must be removed from a work location so that construction work may be accomplished.

Suitable Applications: These practices are implemented for discharges of non-stormwater from construction sites. Non-stormwaters include, but are not limited to, groundwater, water from cofferdams, water diversions, and waters used during construction activities that must be removed from a work area. Practices identified in this section are also appropriate for implementation when managing the removal of accumulated precipitation (stormwater) from depressed areas at a construction site.

Limitations: Site conditions will dictate design and use of dewatering operations. The controls discussed in this best management practice (BMP) address sediment only. The controls detailed in this BMP only allow for minimal settling time for sediment particles. Use only when site conditions restrict the use of the other control methods. Dewatering operations will require, and must comply with, applicable local permits.

Implementation: Dewatering discharges must not cause erosion at the discharge point. A variety of methods can be used to treat water during dewatering operations. Several devices are presented below and provide options to achieve sediment removal. The size of particles present in the sediment and permit or receiving water limitations on sediment are key considerations for selecting sediment treatment option(s); in some cases, the use of multiple devices may be appropriate.

SEDIMENT BASIN
Description: A sediment basin is a temporary basin with a controlled release structure that is formed by excavation or construction of an embankment to detain sediment-laden runoff and allow sediment to settle out before discharging. Sediment basins are generally larger than
Sediment Traps.

Appropriate Applications: Effective for the removal of gravel, sand, silt, some metals that settle out with the sediment, and trash.

Implementation: Excavation and construction of related facilities is required. Temporary sediment basins must be fenced if safety is a concern. Outlet protection is required to prevent erosion at the outfall location.

Maintenance: Maintenance is required for safety fencing, vegetation, embankment, inlet and outfall structures, as well as other features. Removal of sediment is required when the storage volume is reduced by one half.

SEDIMENT TRAP
Description: A sediment trap is a temporary basin formed by excavation and/or construction of an earthen embankment across a waterway or low drainage area to detain runoff and allow sediment to settle out before discharging. Sediment Traps are generally smaller than Sediment Basins.

Appropriate Applications: Effective for the removal of large and medium sized particles (sand and gravel) and some metals that settle out with the sediment.

Implementation: Excavation and construction of related facilities is required. Trap inlets should be located to maximize the travel distance to the trap outlet. Use rock or vegetation to protect the trap outlets against erosion.

Maintenance: Maintenance is required for vegetation, embankment, inlet and outfall structures, as well as other features. Removal of sediment is required when the storage volume is reduced by one third.

GRAVITY BAG FILTER (DEWATERING BAG)
Description: A gravity bag filter, also referred to as a dewatering bag, is a square or rectangular bag made of non-woven geotextile fabric that collects sand, silt, and fines.

Appropriate Applications: Effective for the removal of sediments (gravel, sand, and silt). Some metals are removed with the sediment.

Implementation: Water is pumped into one side of the bag and seeps through the bottom and sides of the bag. A secondary barrier, such as a rock filter bed or straw/hay bale barrier, is placed beneath and beyond the edges of the bag to capture sediments that escape the bag.

Maintenance: Inspection of the flow conditions, bag condition, bag capacity, and the secondary barrier is required. Replace the bag when it no longer filters sediment or passes water at a reasonable rate. The bag is disposed of offsite.

SECTION C- Stormwater Pollution Prevention Plan Post Construction

C1 Description of pollutants and their sources associated with the proposed land use:
Leaves, mulch, vehicular sources such as leaking fuel or oil, brake fluid, brake dust, grease, antifreeze, metals, rubber fragments, road grit, salts and sands, trash and debris, fertilizers, cleaning agent's chemicals, paint, animal waste, elevated storm runoff temperatures, pesticides, and pathogens.

C2 Description of proposed post construction stormwater quality measures:
Vegetated Swales
The vegetated swales installed during construction will slow runoff and act as a filter. Slowing the runoff will not only allow sediment to drop out but limit the ability for the storm water to erode and carry pollutants downstream.

Permanent Seeding
Permanent seeding will be placed to act as a filter and to prevent erosion.

Wet Detention Basin
They serve to control the volume and rate of runoff. The facility removes sediment, organic nutrients, and trace metals through the process of settling of pollutants. Biological processes occurring in the pond aid in reducing the amount of soluble nutrients present such as nitrate and phosphorus.

Aqua-Swirls
These structures shall be constructed with the storm sewer system.
For Locations see Plan Set : Storm Sewer Plan & Profile Sheets C310 - C313
For details See Plan Set : Storm Sewer Details on Sheet C504

Dry Detention Basin(s)
Dry Detention Basin(s) have been placed throughout the development. The placement of the Detention Basin(s) will decrease the velocity of the runoff and allow the sediment to settle out.

C3 Plan Details for each stormwater measures:
See Initial and Final Erosion Control Plans, Sheet C160 and C170, and Plainfield Town Standards, Sheets 19-22.

C4 Sequence describing stormwater quality measure implementation:
See Initial and Final Erosion Control Plans, Sheet C160 and C170, and Plainfield Town Standards, Sheets 19-22.

Vegetated Swales
They will be constructed during and following the mass grading of the site. They will be immediately stabilized with permanent seeding and mulch and erosion control blankets as shown on the plan. They will persist in the post construction phase as a permanent feature.

Permanent Seeding
Permanent seeding will be place within 7 days after final grading is completed.

Wet Detention Basin
Wet Detention Basin will be initially excavated as part of mass grading of the site. It will be used throughout the construction phase to control sediment, then persist into the post construction phase as permanent features providing stormwater retention and sediment control.

Aqua-Swirls
The Aqua-Swirl™ Stormwater Treatment System is a custom engineered, post-construction flow-through water quality device designed to remove coarse sediment, debris, and free-floating oil by utilizing hydrodynamic separation technology. Aqua-Swirl™technology is a modular high flow rate treatment system that has no moving parts and operates under gravity flow conditions within a single swirl chamber.

Dry Detention Basin
Dry Detention basin(s) will be initially excavated as part of mass grading of the site. It will be used throughout the construction phase to control sediment, then persist into the post construction phase as permanent feature(s) providing stormwater detention and sediment control.

C5 Description of maintenance guidelines for post construction stormwater quality measures:
Vegetated Swales
The vegetated swales should be checked annually for issues related to performance. During this time trash should be removed, seed planted if necessary, and any erosion problems addressed. The grass in the swale should be kept at a 3"-4" height. Maintenance associated with the vegetated swale is the responsibility of the local landowner. The Homeowners Association should conduct the inspection and reminded Homeowners of maintenance needs.

Permanent Seeding
Permanent seeding areas should be checked annually for issues related to performance. During this time plant seed if necessary and any erosion problems addressed. Trash should be removed on an as need basis. The grass should be kept to a 3" - 4' height. Maintenance is the responsibility of the local landowner.

Wet Detention Basins (Ponds)
Inlets and outlets should be checked to make sure they are free of debris. The wet ponds should be checked semiannually to ensure proper performance. Banks should be checked for erosion and repaired if necessary. Sediment should be removed from the pool when the accumulated sediment volume exceeds 20% of the basin volume. Maintenance shall be done by the Homeowners Association.

Streets
Street cleaning and trash collection will be part of the City or Town normal right-of-way upkeep and will be done on an as needed basis. Streets should be monitored monthly and swept as needed to remove as much sediment as possible before it reaches the grass waterway. This shall be done by the Developer until the streets are accepted by the Town of Plainfield.

Lots
Individual lot owners' area responsible for preventing pollutants from leaving the lots. The Homeowners Association should remind Homeowners of necessity of storm collection system and their individual responsibility to keep it clean and functioning.

Aqua-Swirls
Each Aqua-Swirl structure shall be completely inspected every 3 months on a regular basis. A truck that is specifically designed for stormwater structure maintenance shall be used. The Developer / Property Owner Association shall conduct the inspections and coordination of maintenance.

Dry Detention Basin(s)
Each Dry Detention Basin(s) should be checked bimonthly for issues related with performance. The Detention basin(s) should be monitored for any erosion or change in slope stability. Problems with erosion or slope stability should be addressed immediately. Trees or other intrusive plants species should be removed. Trash or other debris should also be removed during the inspection. Maintenance associated with this dry detention basin(s) is the responsibility of the Homeowners Association.

C6 Entity that will be responsible for operation and maintenance of the post-construction stormwater measures:
Developer, Home Builder, or Home Owner's Association

EXAMPLE EVALUATION LOG SHEET

EVALUATION FOR CONSTRUCTION PROJECTS
A trained individual shall perform a written evaluation of the project site.
a. By the end of the next business day following each rainfall that exceeds 0.5".
b. A minimum of one (1) time per week

Project Name: _____
Name of Trained Individual: _____ Date of Inspection: _____
Is Evaluation following a rainfall? 0 yes 0 no If yes, date the rain stopped: _____ Inches: _____

No.	PROBLEM OR CONCERN	YES	NO	N/A
1.	Is the site information posted at the entrance?			
2.	Are all necessary permits obtained and special provisions being implemented?			
3.	Is a construction entrance installed? Is it effective? Is it enough?			
4.	Are public and private streets clean?			
5.	Are appropriate practices installed where stormwater leaves the site?			
6.	Is silt fence entrenched into the ground?			
7.	Is silt fence upright? Do fabric and stakes meet specifications? Is fabric is not too torn?			
	Is silt fence terminated to higher ground? Is it properly joined at ends?			
8.	Are sediment basins and traps installed according to the plan?			
	Are the pipes or rock spillway still functional?			
9.	Is the earthwork for erosion and sediment control practices properly graded, seeded and/or mulched?			
10.	Are diversions, swales, and/or waterbars installed to plan and protected?			
11.	Do perimeter practices have adequate capacity and do not need to be cleaned out?			
12.	Is inlet protection installed on all functional inlets? (not filter fabric under grate)			
13.	Are inlet protection measures installed so water does not flow under it?			
14.	Are the frame, cross-bracing and/or stakes adequate and meet specifications?			
15.	Is the fabric, straw, mulch and/or stone intact without holes or tears?			
16.	Are catch basin insert protection installed where required?			
17.	Has sediment been removed from the catch basin insert protection?			
18.	Has swales and ditches been stabilized or protected?			
19.	Are stormwater outlets adequately stabilized?			
20.	Has temporary stabilization of distributed ground been addressed?			
21.	Has all disturbed areas that will lie dormant for 15 days protected?			
22.	Has all protected dormant areas met a minimum 70% coverage?			
23.	Does growing vegetation have sufficient water and/or nutrients to grow?			
24.	Is permanent stabilization of disturbed ground progressing through the project?			
25.	Is final grading and stabilization progressing on completed areas?			
26.	Has the soil been properly prepared for seeding?			
27.	Has hard or soft armoring been installed where natural vegetation will erode?			
28.	Does water pumping operations have a protected outlet and is discharge water clear?			
29.	Has a designated washout been established for concrete trucks?			
30.	Is a dumpster located onsite for trash disposal?			
31.	Are onsite fuel tanks and other toxic materials safely stored and protected?			
32.	Are smaller construction sites not required to file a separate NOI complying with the overall plan?			

ALL PROBLEMS OR CONCERNS NEED TO BE ADDRESSED WITH A CORRECTIVE ACTION
Identify the problem by number and/or provide additional explanation as needed.

Developer Rep. contacted, name and date: _____ Date: _____
Contractor Rep. contacted, name and date: _____ Date: _____
Report submitted by: _____ Date: _____

Sym.	Revisions	Date
	REVISIONS PER PLAINFIELD STAFF COMMENTS	6-29-2023

Designed: JJB
Drawn: JJB / AGL
Checked: RJC
Scale: NTS
Date: 06-22-2023

STORMWATER POLLUTION PREVENTION
HALL BUSINESS PROPERTY
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

CHAD ZIEGLER — REGISTERED — No. PE11200667 — STATE OF INDIANA — PROFESSIONAL ENGINEER
W. Chad Ziegler

BANNING ENGINEERING
853 COLUMBIA ROAD SUITE #101
PLAINFIELD, IN. 46168 (317) 707-3800
BUS: (317) 707-3700, FAX: (317) 707-3800
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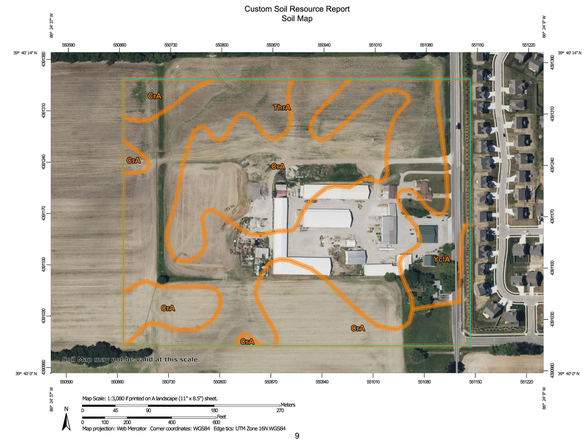
WEB: www.BanningEngineering.com

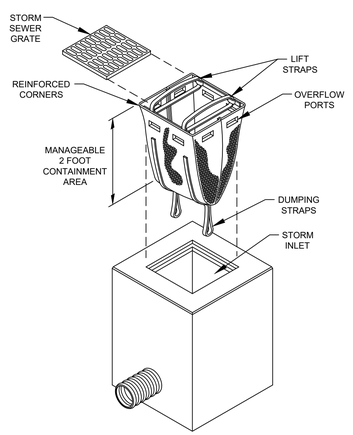
Project No: 19274H
Sheet No: C180

Custom Soil Resource Report
Soil Map



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	18.0	42.1%
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	20.6	48.1%
YclA	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes	4.2	9.8%
Totals for Area of Interest		**42.9**	**100.0%**



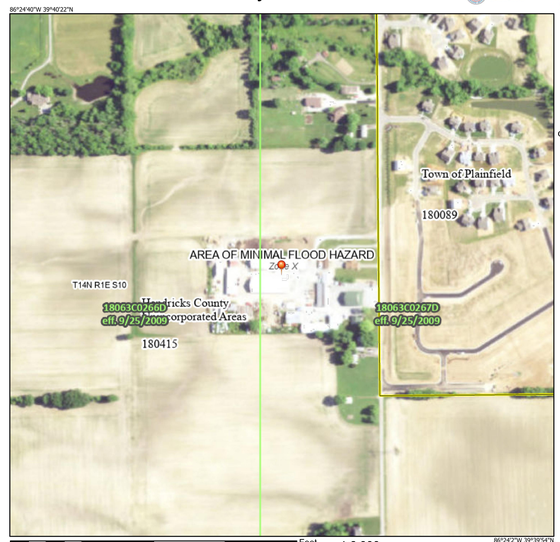
Maintenance
1. Remove all accumulated sediment and debris weekly or after each 1/2" rainfall event.
2. Remove sediment from bag after bag is 1/3 full.
3. If bag is damaged, remove bag and replace with new.

INLET SACK PROTECTION
NO SCALE

National Flood Hazard Layer FIRMette

FEMA

86°24'40"W 39°40'22"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

- SPECIAL FLOOD HAZARD AREAS: Without Base Flood Elevation (BFE) *Zone A, V, A99*; With BFE or Depth *Zone AE, AO, AH, VE, AR*; Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD: 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*; Future Conditions 1% Annual Chance Flood Hazard *Zone X*; Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*; Area with Flood Risk due to Levee *Zone D*
- OTHER AREAS: NO SCREEN Area of Minimal Flood Hazard *Zone X*; Effective LOMRs; Area of Undetermined Flood Hazard *Zone D*
- GENERAL STRUCTURES: Channel, Culvert, or Storm Sewer; Levee, Dike, or Floodwall
- OTHER FEATURES: 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation; Coastal Transect; 513 Base Flood Elevation Line (BFE); Limit of Study; Jurisdiction Boundary; Coastal Transect Baseline; Profile Baseline; Hydrographic Feature
- MAP PANELS: Digital Data Available; No Digital Data Available; Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/15/2023 at 1:00 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Designed:	JJB
Drawn:	JJB / AGL
Checked:	RJC
Scale:	N/A
Date:	06-22-2023

Sym.	Revisions	Date
	REVISIONS PER PLAINFIELD STAFF COMMENTS	6-29-2023

MISCELLANEOUS DETAILS
HALL BUSINESS PARK
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

W. CHAD ZIEGLER — REGISTERED — No. PE11200667 — STATE OF INDIANA — PROFESSIONAL ENGINEER

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Project No: 19274H

Sheet No: C190

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EXISTING LEGEND

- EXISTING CONTOUR: MAJOR
- EXISTING CONTOUR: MINOR
- OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND CABLE TV
- UNDERGROUND FIBER OPTIC
- UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- GAS LINE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE

PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
- STORM SEWER END-SECTION
- 1 / 924.0 / VAR — LOT NUMBER, PAD ELEVATION
- 775.0 / 774.6 / 864.4*P / 868.1*BC — GRADE BOX; GRADE BOX - MATCH EXISTING; GRADE BOX - MATCH NEW PAVEMENT/SHOULDER; GRADE BOX - MATCH NEW BACK OF CURB
- EMERGENCY FLOOD ROUTING, PONDING AREAS
- EMERGENCY FLOOD ROUTE
- DECIDUOUS SHADE TREE - 2.5" CALIPER
- EVERGREEN TREE - 6' TALL MIN.
- DECIDUOUS ORNAMENTAL TREE - 1.5" CALIPER
- SHRUB- 24" TALL MIN.

SHADE TREES								
ULM-F	1	ULMUS X 'FRONTIER'	FRONTIER ELM	2.5"	-	B&B	SEE PLAN	CENTRAL LEADER
CAR-C	1	AMELANCHER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2.5"	-	B&B	SEE PLAN	CENTRAL LEADER
ORNAMENTAL TREES								
AME-G	3	AMELANCHER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	MULTI	8'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
CER-C	3	CERCIS CANADENSIS	REDBUD	1.5"	8' MIN.	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
COR-M	3	CORNUS MAS	CORNELIAN CHERRY DOGWOOD	1.5"	8' MIN.	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
EVERGREEN TREE								
ABI-C	4	PINUS STROBUS	EASTERN WHITE PINE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
SHRUBS								
HYD-P	6	HYDRANGEA PANICULATA 'PINKY WINKY'	PINKY WINKY HYDRANGEA	5 GAL.	24"	CONTAINER	SEE PLAN	FULL IN POT
VIB-D	6	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	5 GAL.	24"	CONTAINER	SEE PLAN	FULL IN POT

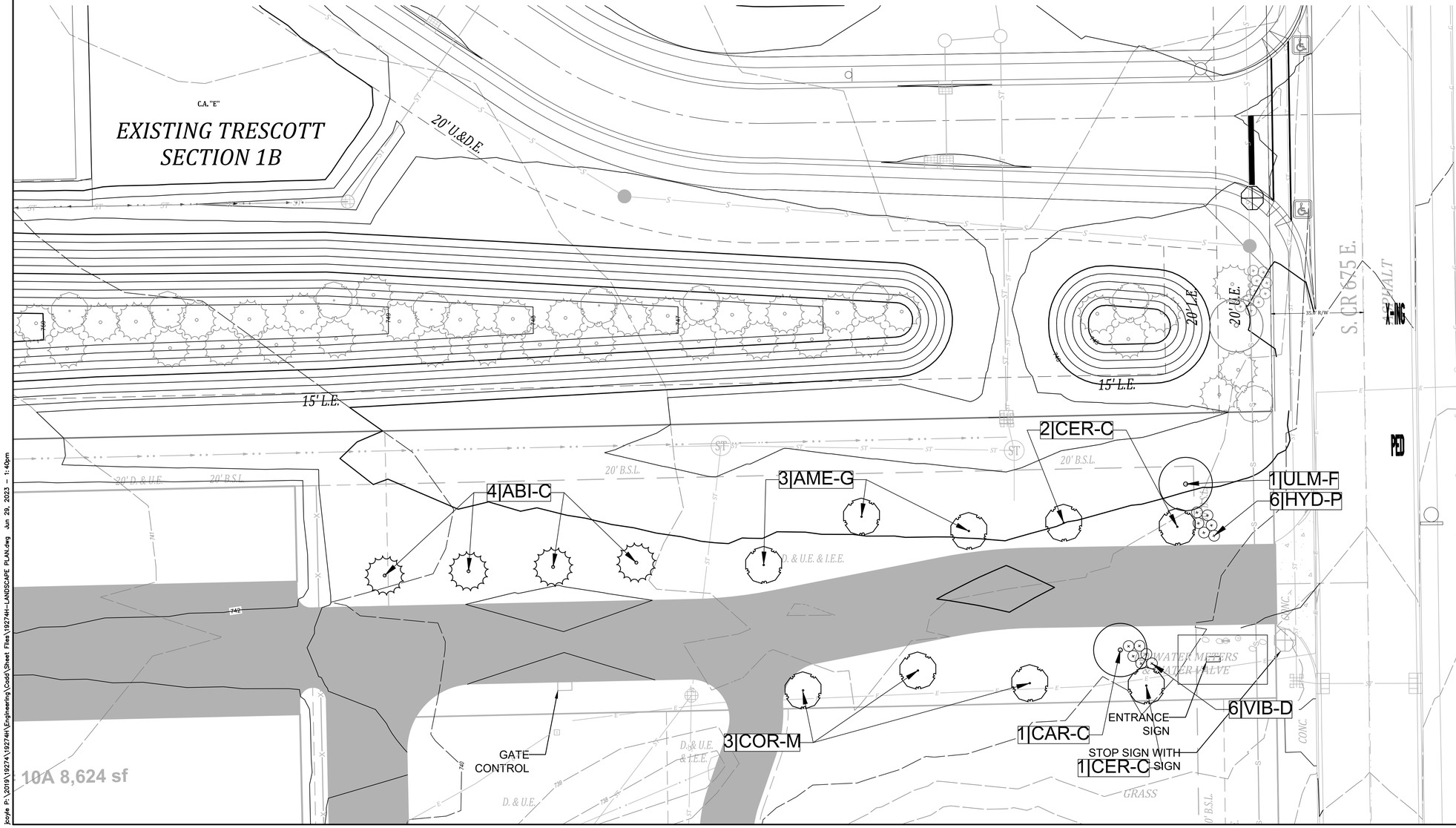
LANDSCAPE NOTES

1. LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING, AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
2. SEE MASTER PLANTING SCHEDULE FOR PLANT KEY AND QUANTITIES.
3. THERE SHALL BE NO TREES WITHIN 15 FEET OF ANY STORM SEWER OR SSD

STANDARD PER 100'	QUANTITY	PUV
SHADE (2.5" CAL.)	2	1.5
ORNIMENTAL (1.5" CAL.)	9	4.5
EVERGREEN (6')	4	2
HEDGE (24"')	12	0.6
TOTAL PROVIDED		8.6

0 20' 40'

Indiana 811 — Know what's below. Call before you dig.



5.25'

THE MOTOR BARN

QR

6'

CONCEPTUAL SIGN DESIGN

Sym.	Revisions	Date
	REVISIONS PER PLAINFIELD STAFF COMMENTS	6-29-2023

Designed: JJB
Drawn: JJB / AGL
Checked: RJC
Scale: 1" = 20'
Date: 06-22-2023

LANDSCAPE AND SIGN PLAN
HALL BUSINESS PROPERTY
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

ROBERT JASON COYLE — REGISTERED — No. LS20900155 — STATE OF INDIANA — LAND SURVEYOR

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Project No: 19274H
Sheet No: C200

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