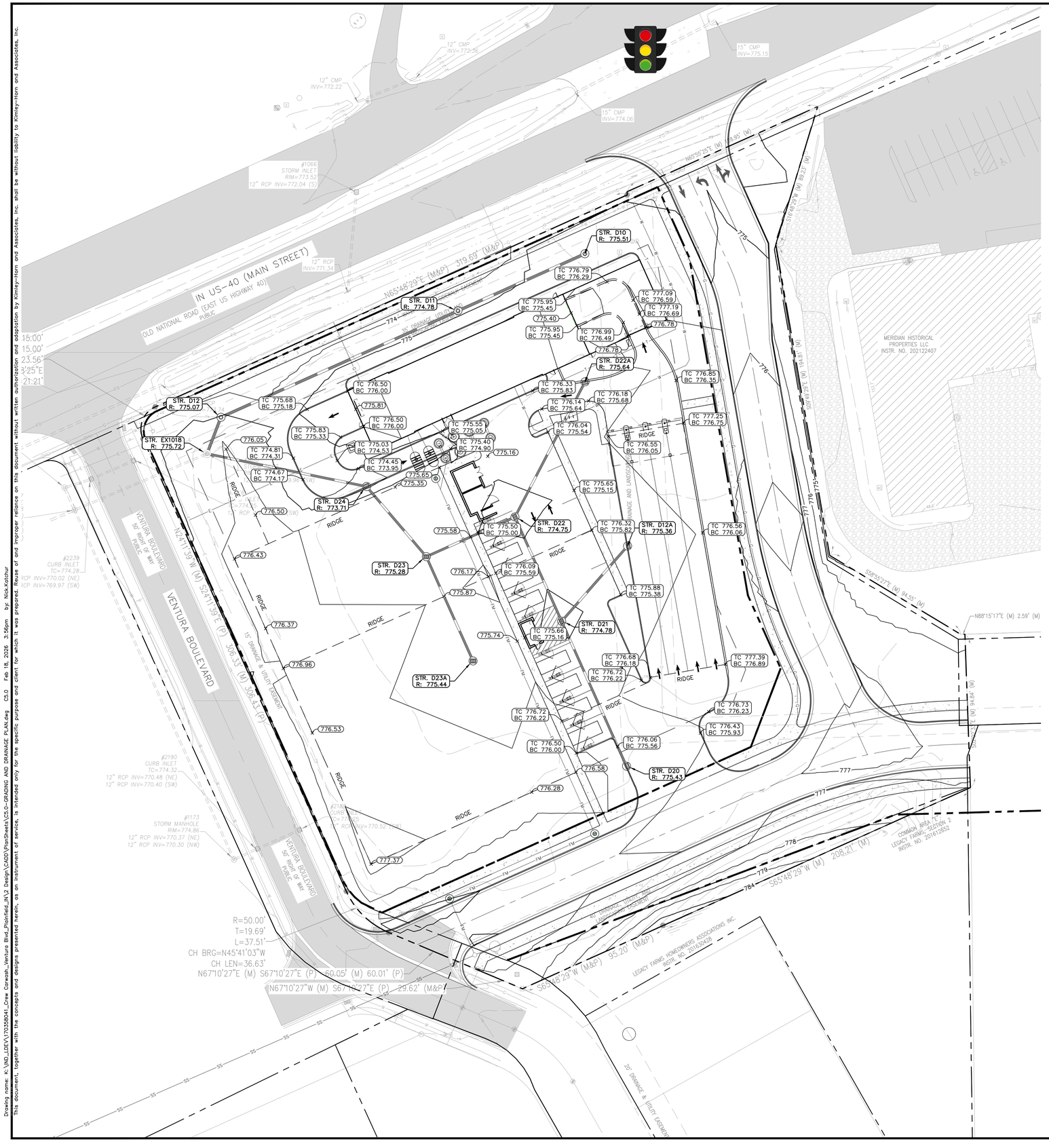
Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 15' 30' 60'



EXISTING LEGEND

BOLLARD	MISC LID	YARD LIGHT
CONTROL BENCHMARK	MONITOR WELL	SANITARY CLEANOUT
ROW MONUMENT	GAS MARKER	SANITARY MANHOLE
FLAG POLE	GAS METER	VENT PIPE
MAIL BOX	GAS VALVE	STORM CURB INLET
UTILITY POLE	AC UNIT	STORM INLET
POST	AREA LIGHT	STORM ROOF DRAIN
SOIL BORING	ELECTRICAL BOX	STORM DRAIN MANHOLE
HANDICAP SYMBOL	ELECTRICAL HAND HOLE	STORM YARD DRAIN
SIGN	ELECTRICAL METER	FIRE DEPT CONNECTION
CABLE MANHOLE	ELECTRICAL MANHOLE	FIRE HYDRANT
CABLE PEDESTAL	ELECTRICAL MARKER	IRRIGATION VALVE
TELEPHONE PEDESTAL	ELECTRICAL TRANSFORMER	POST INDICATOR VALVE
TELEPHONE HAND HOLE	GUY POLE/WIRE	WELL
TELEPHONE MARKER	POWER POLE	WATER METER
TELEPHONE MANHOLE	TRAFFIC SIGNAL POLE	WATER VALVE
FIBER OPTIC MAKER	TRAFFIC MANHOLE	TREE / STUMP
SWALE	TS	TOE OF SLOPE
FENCE LINE	TB	TOP OF BANK
SANITARY SEWER	FIB	UNDERGROUND FIBER OPTIC
STORM DRAIN	OHE	OVERHEAD ELECTRICAL
WATER LINE	GAS	UNDERGROUND GAS
TREE LINE	TEL	UNDERGROUND TELEPHONE

BENCHMARKS

SITE BENCHMARKS:

CONTROL POINT 100 IS A REBAR SET IN THE GRASS WITH A RED PLASTIC CAP LABELED "CONTROL" FOUND APPROXIMATELY 27.2 FEET SOUTHWEST FROM THE SOUTHWESTERN BACK OF CURB OF VENTURA BOULEVARD AND APPROXIMATELY 462.7 FEET SOUTHEAST FROM THE CENTER OF THE INTERSECTION OF VENTURA BOULEVARD AND US HIGHWAY 40.
ELEVATION=775.49 (NAVD 88)

CONTROL POINT 101 IS A REBAR SET IN THE GRASS WITH A RED PLASTIC CAP LABELED "CONTROL" FOUND APPROXIMATELY 16.8 FEET WEST FROM THE WESTERN BACK OF CURB OF VENTURA BOULEVARD AND APPROXIMATELY 100.4 FEET SOUTH FROM THE CENTER OF THE INTERSECTION OF VENTURA BOULEVARD AND US HIGHWAY 40.
ELEVATION=774.70 (NAVD 88)

CONTROL POINT 102 IS A REBAR SET IN THE GRASS WITH A RED PLASTIC CAP LABELED "CONTROL" FOUND APPROXIMATELY 47.0 FEET SOUTHEAST FROM THE SOUTHEASTERN EDGE OF PAVEMENT OF US HIGHWAY 40 AND APPROXIMATELY 445.0 FEET NORTHEAST FROM THE CENTER OF THE INTERSECTION OF VENTURA BOULEVARD AND US HIGHWAY 40.
ELEVATION=776.17

BENCHMARK 1 IS A CUT "X" FOUND ON THE WESTERN BOLT OF A FIRE HYDRANT FOUND APPROXIMATELY 11.6 FEET SOUTHWEST FROM THE SOUTHWESTERN BACK OF CURB OF VENTURA BOULEVARD AND APPROXIMATELY 475.0 FEET SOUTHEAST FROM THE CENTER OF THE INTERSECTION OF VENTURA BOULEVARD AND US HIGHWAY 40.
ELEVATION=778.18 (NAVD 88)

BENCHMARK 2 IS A CUT "X" FOUND ON THE SOUTHWESTERN BOLT OF A FIRE HYDRANT FOUND APPROXIMATELY 38.4 FEET SOUTHEAST FROM THE SOUTHEASTERN EDGE OF PAVEMENT OF US HIGHWAY 40 AND APPROXIMATELY 379.9 FEET NORTHEAST FROM THE CENTER OF THE INTERSECTION OF VENTURA BOULEVARD AND US HIGHWAY 40.
ELEVATION=775.73 (NAVD 88)

GRADING LEGEND

XXX.XX	FINISHED GRADE SPOT ELEVATION
TC XXX.XX / BC XXX.XX	TOP OF CURB / BOTTOM OF CURB SPOT ELEVATION
FL XXX.XX	FLOW LINE SPOT ELEVATION
ME XXX.XX	MATCH EXISTING SPOT ELEVATION
FF XXX.XX	FINISHED FLOOR SPOT ELEVATION
FG XXX.XX	FINISHED GRADE NEAR BUILDING SPOT ELEVATION
TW XXX.XX	TOP OF WALL SPOT ELEVATION
BW XXX.XX	BOTTOM OF WALL SPOT ELEVATION
R XXX.XX	RIM ELEVATION
STR XX / R XXX.XX	STRUCTURE ID & RIM ELEVATION
STR XX / INV XXX.XX	STRUCTURE ID & INVERT ELEVATION
620	PROPOSED CONTOUR
RIDGE	RIDGE LINE
X.XX%	SLOPE AND FLOW DIRECTION
	100-YEAR OVERLAND OVERFLOW ROUTE
	DETENTION BASIN 100-YEAR EMERGENCY
	PROPOSED SWALE
	PROPOSED STORM SEWER
	PROPOSED STORM STRUCTURES
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER STRUCTURES
	PROPOSED LIGHT POLES
	PROPOSED TRANSFORMER PAD

GRADING NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
2. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
3. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE OR EDGE OF PAVEMENT UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
4. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
5. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
6. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES UNLESS OTHERWISE NOTED.
7. WHEN NATURAL FLOW OF DRAINAGE IS AWAY FROM CURB, CONTRACTOR TO INSTALL REVERSE GUTTER PITCH.
8. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
9. ALL STOOPS OR PEDESTRIAN EGRESS POINTS FROM THE BUILDING(S) SHALL BE NO GREATER THAN 2% FOR THE FIRST 5'.

No.	REVISIONS	DATE	BY

Kimley»Horn
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INDIANAPOLIS, IN 46240
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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: NRS | DRAWN BY: MJF | CHECKED BY: NRS

NICHOLAS S. REGISTERED PE 10800095 STATE OF INDIANA PROFESSIONAL ENGINEER
NOT APPROVED FOR CONSTRUCTION

Crew CARWASH®

GRADING AND DRAINAGE PLAN

CREW CARWASH
US 40 & VENTURA BLVD.
PLAINFIELD IN 46168

ORIGINAL ISSUE: 10/23/2025
KHA PROJECT NO. 170358043
SHEET NUMBER
C5.0

Drawing name: K:\IND_LSDEV\170358043_Crew Carwash_Ventura Blvd_Plainfield_IN\2 Design\CADD\PlanSheets\C5.0-GRADING AND DRAINAGE PLAN.dwg C5.0 Feb 18, 2026 3:55pm by: Nick.Kotchur
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