WADE'S XPRESS WASH

603 W. MAIN STREET (US. 40), PLAINFIELD, INDIANA 46168

CONSTRUCTION PLANS

PART OF SECTION 34-T15N-R1E
GUILFORD TOWNSHIP, HENDRICKS COUNTY
PLAINFIELD, INDIANA

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C104	GRADING AND UTILITY PLAN
L1.01	LANDSCAPE SITE PLAN
LP1	LIGHTING SITE PLAN
	APPENDICES
1 of 1	RETRACEMENT SURVEY
A	ARCHITECTURAL PLANS
P	TOWN OF PLAINFIELD STANDARD DETAILS

UTILITY PROVIDER

GAS
Vectren Energy
1630 N. Meridian
Indianapolis, IN 46202
(317) 718-3604
(Gerry Jones)

ELECTRIC
Indianapolis Power & Light
1230 W. Morris Street
Indianapolis, IN 46221
(317) 261-5261
(Ron Morris)

ELECTRIC
Duke Energy
5055 E. Main Street
Avon, IN 46123
(317) 745-1006
(Brian Bantiy)

TELEPHONE
AT&T
240 N. Meridian Street
Indianapolis, IN 46204-1915
317-627-8709
(Michael Carter)

WATER
Citizens Energy Group
1220 Waterway Blvd.
Indianapolis, IN 46202
(317) 635-3711
(Stanley Graves)

WATER
Plainfield Public Works
986 S. Center Street
Plainfield, IN 46168
(317) 839-3490
(Jason Castetter, Superint.
c/o Shannon Swan)

SANITARY SEWER
Plainfield Public Works
986 S. Center Street
Plainfield, IN 46168
(317) 839-3490
(Jason Castetter, Superint.
c/o Shannon Swan)

DRAINAGE
Plainfield Public Works
986 S. Center Street
Plainfield, IN 46168
(317) 839-3490
(Jason Castetter, Superint.
c/o Shannon Swan)

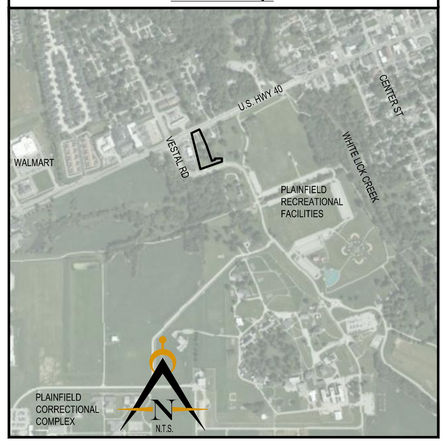
UTILITY HOTLINE: 1-800-382-5544 within Indiana 1-800-428-5200 outside Indiana
Note: The nature, size and location of utilities are per plans and locations provided by the respective utility companies together with field observation. The above list constitutes some, if not all, of the utility companies which provide service in the area of, and adjacent to, the subject property, based upon information available through such plans and locations, by incidental visual inspection. All utility companies should be notified prior to any excavation for field location of services and verification of size and nature of services.

GENERAL NOTES

1. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL, STATE, AND FEDERAL CODES, OBTAIN ALL PERMITS, AND GIVE NOTICES REQUIRED FOR EXECUTION OF THE WORK.
2. ALL MATERIALS BEING REMOVED AND NOT RELOCATED UNDER THE NEW CONSTRUCTION, INCLUDING TREES, SHRUBS, SIGNS, UTILITIES, UTILITY STRUCTURES, ETC., SHALL BE FIRST OFFERED TO THE OWNER'S REPRESENTATIVE AND, IF NOT ACCEPTED, SHALL BE PROPERLY DISPOSED OF BY THE CONTRACTOR.
3. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL CHARTED AND UNCHARTED UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN. REPAIR ANY DAMAGE TO LOCAL STANDARDS AND AT THE CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
4. THE CONTRACTOR SHALL VERIFY THE LIMITS OF DEMOLITION WITH THE OWNER'S REPRESENTATIVE PRIOR TO COMMENCEMENT OF WORK.
5. IN AREAS WHERE EXISTING PAVEMENT, WALKS, OR CURBS ARE TO BE REMOVED, SAW CUT TO PROVIDE A CLEAN EDGE. COORDINATE EXTENT OF PAVEMENT DEMOLITION WITH THE LIMIT OF NEW IMPROVEMENTS ON THE SITE LAYOUT PLAN.
6. THE CONTRACTOR SHALL COORDINATE PHASING OF THE DEMOLITION WITH THE OWNER'S REPRESENTATIVE, ADJACENT PROPERTY LANDOWNERS, UTILITY REGULATIONS AND LOCAL AUTHORITIES, WHERE APPROPRIATE, PRIOR TO BEGINNING WORK. DISRUPTION OF THE EXISTING UTILITIES SHALL BE MINIMIZED TO THE EXTENT POSSIBLE AND INITIATED ONLY AFTER APPROVAL BY UTILITY REGULATIONS AND LOCAL AUTHORITIES.
7. CAVITIES LEFT BY STRUCTURE REMOVAL SHALL BE SUITABLY BACKFILLED AND COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR ALL DEMOLITION AND REMOVAL NECESSARY TO ACCOMPLISH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.
9. THE CONTRACTOR SHALL CALL THE INDIANA ONE CALL SYSTEM, HOLEY MOLEY, OR OTHER REQUIRED UTILITY LOCATION COMPANIES 72 HOURS PRIOR TO PROCEEDING WITH ANY EXCAVATION.
10. THE CONTRACTOR SHALL PRESERVE AND PROTECT SURVEY CONTROL POINTS AND SHALL BE RESPONSIBLE FOR REPLACEMENT OF ANY DISTURBED CONTROL POINTS.
11. EXISTING TREES TO BE PRESERVED ARE TO BE APPROPRIATELY BARRICADED PRIOR TO CONSTRUCTION.
12. ALL STORM PIPE IS TO REMAIN IN PLACE. ADJUST STRUCTURE T.C.'s AS SHOWN.

Project Map
SCALE: 1"=50'

Area Map



LEGAL DESCRIPTION

(Provided by Banning Engineering)

A part of the East half of the Northwest quarter of Section 34, Township 15 North, Range 1 East, Guilford Township, Hendricks County, Indiana, more particularly described as follows:
Beginning at a point on the East line of said Northwest quarter 818.40 feet North 0 degrees 44 minutes 26 seconds East from the southeast corner of the Northwest quarter of said section; thence bearing south 72 degrees 01 minutes 33 seconds West for a distance of 211.50 feet to a point; thence bearing North 13 degrees 10 minutes 00 seconds West for a distance of 613.77 feet to a point on the center line of the Old National Highway (U.S. 40); thence bearing North 65 degrees 57 minutes 00 seconds East and running on and along said center line for a distance of 98 feet to a point; thence bearing South 23 degrees 38minutes 48 seconds East for a distance of 189.12 feet to a point; thence bearing South 19 degrees 12 minutes 20 seconds East for a distance of 188.40 feet to a point; thence bearing North 67 degrees 39 minutes 40 seconds East a distance of 39.31 feet to a point; thence bearing North 19 degrees 12 minutes 20 seconds West for a distance of 11.15 feet to a point; thence bearing North 87 degrees 45 minutes 40 seconds East for a distance of 84 feet to a point on the East quarter section line of the Northwest quarter of Section 34, Township 15 . North, Range 1 East; thence bearing South 0 degrees 44 minutes 26 seconds West and running on and along said East quarter line for a distance of 249.30 feet to the point of beginning.
Containing 2.49 acres, more or less, and subject to all legal highways, rights-of-way, and easements of record.
Except the land described in Instrument Number #200827447:
That portion of the Northwest Quarter of Section 34, Township 15 North, Range 1 East of the Second Principal Meridian, Town of Plainfield, Hendricks County, Indiana, described as follows:
Commencing at a 5/8 inch rebar with 'Banning Eng Firm #0060' cap set marking the southeast corner of said Northwest Quarter; thence North 00 degrees 34 minutes 27 seconds West (assumed bearing) along the east line thereof 813.95 feet (818.40 feet by deed) to the southeast corner of the land of Double H Property Management III, LLC as described in Instrument Number 2000-13463 in the Office of the Recorder of said county, said point being POINT OF BEGINNING; thence continue North 00 degrees 34 minutes 27 seconds West along said east line 97.96 feet to the proposed southerly line of Vestal Road; thence South 72 degrees 25 minutes 27 seconds West along said southerly line 214.77 feet to the beginning of a curve to the right having a radius of 242.00 feet, a central angle of 02 degrees 19 minutes 02 seconds, and a radial line passing through said point which bears South 21 degrees 50 minutes 08 seconds East; thence westerly along the arc of said curve and said southerly line 9.79 feet to the west line of said land; thence South 14 degrees 00 minutes 01 second East along said west line 97.68 feet; thence North 71 degrees 11 minutes 32 seconds East along the south line of said land 202.03 feet (211.50 feet by deed) to the POINT OF BEGINNING, containing 0.468 acres, more or less.
That portion of the Northwest Quarter of Section 34, Township 15 North, Range 1 East of the Second Principal Meridian, Town of Plainfield, Hendricks County, Indiana, described as follows:
Commencing at a 5/8 inch rebar with 'Banning Eng Firm #0060' cap set marking the southeast corner of said Northwest Quarter; thence North 00 degrees 34 minutes 27 seconds West (assumed bearing) along the east line thereof 911.91 feet to the POINT OF BEGINNING; thence South 72 degrees 25 minutes 27 seconds West 214.77 feet to the beginning of a curve to the right having a radius of 242.00 feet, a central angle of 02 degrees 19 minutes 02 seconds, and a radial line passing through said point which bears South 21 degrees 50 minutes 08 seconds East; thence westerly along the arc of said curve 9.79 feet to the west line of the land of Double H Property Management III, LLC as described in Instrument Number 2000-13463 in the Office of the Recorder of said county; thence North 14 degrees 00 minutes 01 second West along said west line 103.24 feet; thence North 70 degrees 48 minutes 10 seconds East 251.72 feet to the east line of the Quarter Section; thence South 00 degrees 34 minutes 27 seconds East along said east line 114.64 feet to the POINT OF BEGINNING, containing 25,183 square feet (0.578 acres), more or less.

Developer:

WADE'S INVESTMENT'S LLC.
3354 CHALLENGER DRIVE
PLAINFIELD, IN 46168
(317) 945-3006
CONTACT: JAKE WADE, OWNER

Engineer:

Innovative
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3961 Perry Boulevard
Ph. 317-769-2916
Whitestown, IN 46075
www.innovativeecl.com

Indiana 811
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REVISIONS:

PREPARED FOR:
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PLAINFIELD, INDIANA
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WADE'S XPRESS WASH
603 W. MAIN STREET, PLAINFIELD, INDIANA 46168
TITLE SHEET

PRELIMINARY
PENDING
AGENCY
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DATE:

DATE:	DRAWN BY:
01/14/2021	ALR
ISSUED:	CHECKED BY:
	GD

JOB NUMBER: 20111

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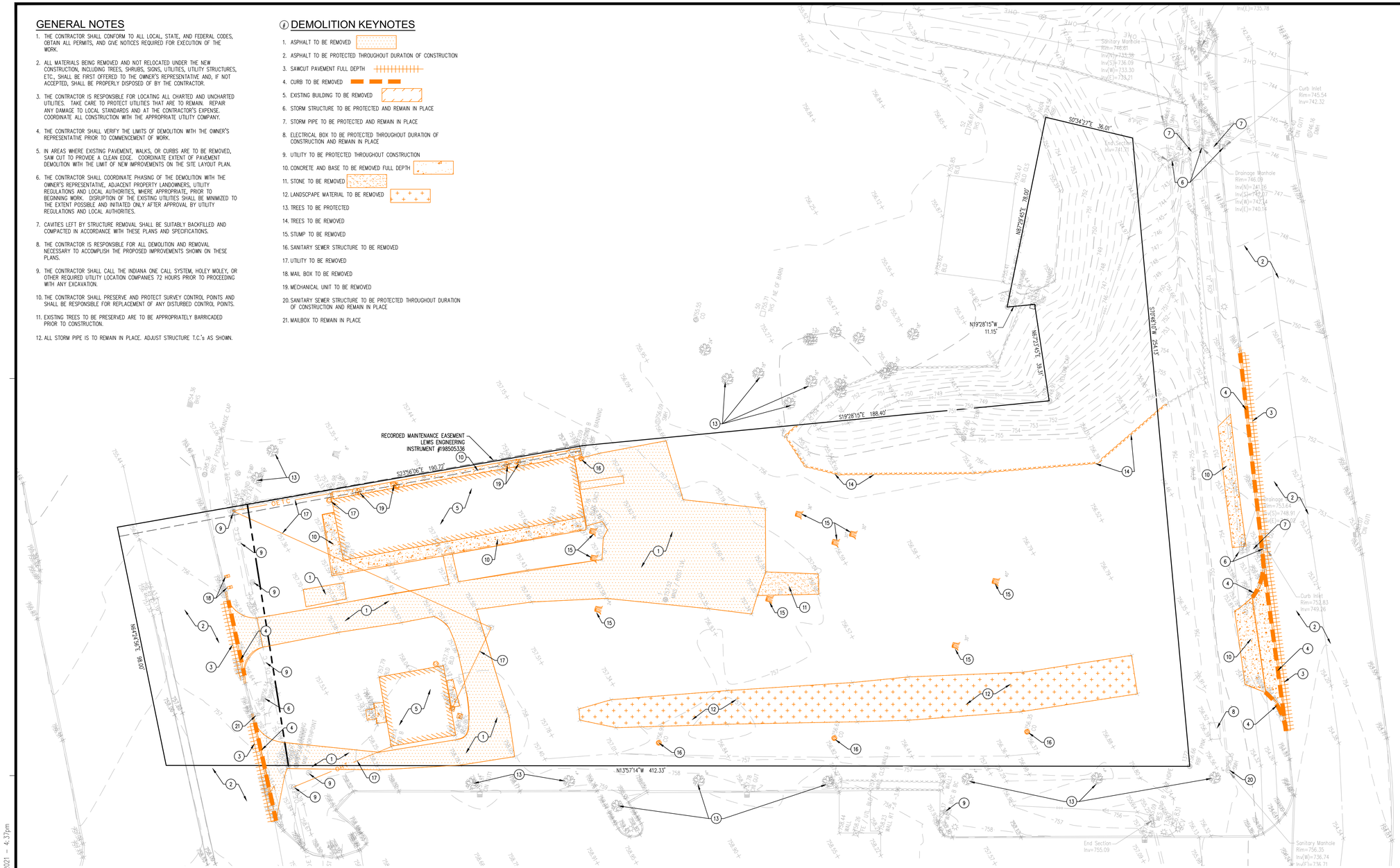
DEMOLITION KEYNOTES

1. ASPHALT TO BE REMOVED
2. ASPHALT TO BE PROTECTED THROUGHOUT DURATION OF CONSTRUCTION
3. SAWCUT PAVEMENT FULL DEPTH
4. CURB TO BE REMOVED
5. EXISTING BUILDING TO BE REMOVED
6. STORM STRUCTURE TO BE PROTECTED AND REMAIN IN PLACE
7. STORM PIPE TO BE PROTECTED AND REMAIN IN PLACE
8. ELECTRICAL BOX TO BE PROTECTED THROUGHOUT DURATION OF CONSTRUCTION AND REMAIN IN PLACE
9. UTILITY TO BE PROTECTED THROUGHOUT CONSTRUCTION
10. CONCRETE AND BASE TO BE REMOVED FULL DEPTH
11. STONE TO BE REMOVED
12. LANDSCPAPE MATERIAL TO BE REMOVED
13. TREES TO BE PROTECTED
14. TREES TO BE REMOVED
15. STUMP TO BE REMOVED
16. SANITARY SEWER STRUCTURE TO BE REMOVED
17. UTILITY TO BE REMOVED
18. MAIL BOX TO BE REMOVED
19. MECHANICAL UNIT TO BE REMOVED
20. SANITARY SEWER STRUCTURE TO BE PROTECTED THROUGHOUT DURATION OF CONSTRUCTION AND REMAIN IN PLACE
21. MAILBOX TO REMAIN IN PLACE



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

LEGEND:

	DESCRIPTION:
	SIGN
	WATER VALVE
	FIRE HYDRANT
	LIGHT POST
	GAS METER
	CLEAN-OUT
	ELECTRIC METER BOX
	GUARD POST
	6"X6" WOOD POST
	WATER METER
AC	AIR CONDITIONER UNIT
	YARD LIGHT
	REBAR SET/FOUND
	FLAT GRATE INLET
	COMBINATION POLE
	TELEPHONE PEDESTAL
	WOODEN LIGHT POLE
12"	CONIFEROUS TREE & SIZE
36"	DECIDUOUS TREE & SIZE
	BUSH
D	DRAINAGE MANHOLE
C	COMBINATION MANHOLE
	CURB INLET
	GROUND ACCENT LIGHT
	GUY WIRE
WTR	UNDG. WATER LINE
G	UNDG. GAS LINE
UT	UNDG. TELEPHONE LINE
UE	UNDG. ELECTRIC LINE
VCP	vitrified clay pipe
RCP	reinforced concrete pipe
PVC	polethylene coated pipe

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PLAINFIELD, INDIANA
317-945-3006

WADE'S
XPRESS WASH
603 W. MAIN STREET, PLAINFIELD, INDIANA 46168

EXISTING TOPOGRAPHY AND DEMOLITION PLAN

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:

DATE:	DRAWN BY:
01/14/2021	ALR
ISSUED:	CHECKED BY:
	GD

JOB NUMBER: 20111

SHEET # C102

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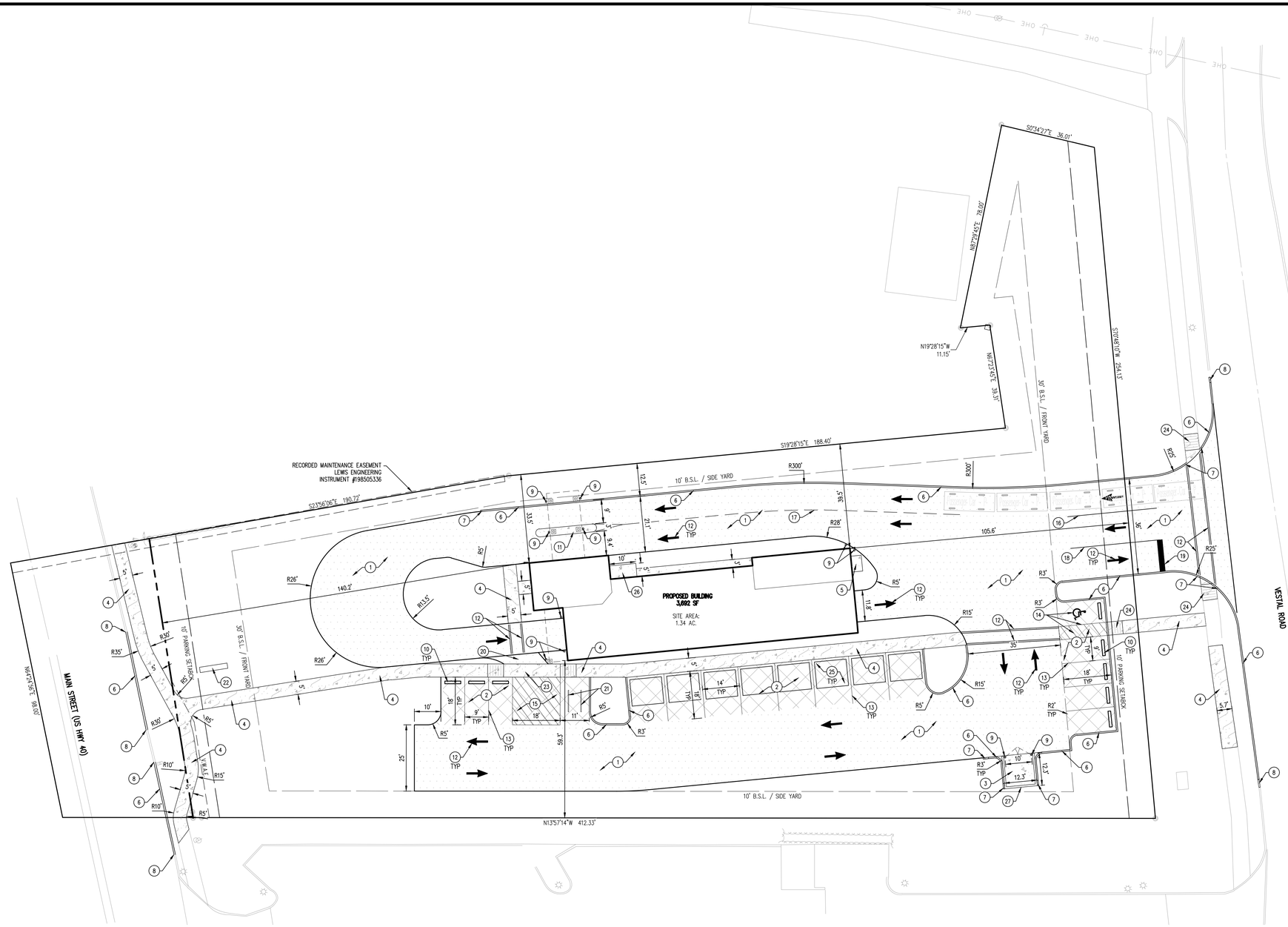

GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

SITE KEYNOTES

1. HEAVY DUTY ASPHALT PAVEMENT — X / C801
2. LIGHT DUTY ASPHALT PAVEMENT — X / C801
3. CONCRETE PAVEMENT — X / C801
4. CONCRETE SIDEWALK **
5. CONCRETE STOOP — X / C801
6. 6" CONCRETE STRAIGHT CURB **
7. CURB TAPER — X / C801
8. TRANSITION CURB TO EXISTING **
9. PIPE BOLLARD — X / C801
10. CONCRETE PARKING BUMPER — X / C801
11. CONCRETE CURB ISLAND — X / C801
12. PAVEMENT MARKING (PAINTED, WHITE)
13. PARKING STRIPE (4" PAINTED, WHITE)
14. ADA PARKING STRIPING (4" PAINTED, BLUE)
15. NO PARKING STRIPING (4" PAINTED, YELLOW)
16. 4" LANE MARKING (SINGLE SOLID, PAINTED, WHITE)
17. 4" LANE MARKING (SINGLE DASHED, PAINTED, WHITE)
18. 4" LANE MARKING (DOUBLE SOLID, PAINTED, YELLOW)
19. 24" PAINTED STOPBAR
20. REJECTION LANE
21. BICYCLE RACK — X / C801
22. MONUMENT SIGN (REFER TO ARCH. PLANS)
23. CURB RAMP, TYPE K **
24. CURB RAMP, TYPE C **
25. VACUUM BAY (REFER TO ARCH. PLANS)
26. MECHANICAL EQUIPMENT PAD — X / C801
27. TRASH ENCLOSURE (REFER TO ARCH. PLANS)

** REFER TO TOWN OF PLAINFIELD STANDARD DETAILS

GENERAL NOTES

1. IT SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS THAT PERTAIN TO THEIR PHASE OF WORK PRIOR TO START OF WORK. IT SHALL ALSO BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO CONTACT THE OWNERS OF THE UTILITIES FOR PROPER STAKE LOCATIONS PRIOR TO START OF WORK.
2. IF ANY CHANGES, OMISSIONS OR ERRORS ARE FOUND ON THESE PLANS OR IN THE FIELD THE SUBCONTRACTOR SHALL NOTIFY, IN WRITING, THE OWNER AND ENGINEER BEFORE WORK IS STARTED OR RESUMED.
3. DO NOT SCALE FROM THESE PLANS FOR SURVEY LOCATIONS.
4. STANDARD SPECIFICATIONS FOR THE TOWN OF PLAINFIELD SHALL APPLY FOR ALL SANITARY SEWERS.
5. STANDARD SPECIFICATIONS FOR PLAINFIELD, INDIANA SHALL APPLY FOR ALL STORM SEWERS.
6. ANY PART OF THE SANITARY OR STORM SEWER TRENCHES THAT RUN UNDER OR WITHIN 5 FEET OF PAVED AREAS ARE TO BE BACKFILLED WITH GRANULAR MATERIAL.
7. EXISTING UTILITIES SHOWN ARE PER INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES. ALL UTILITY COMPANIES SHALL BE NOTIFIED PRIOR TO ANY EXCAVATION FOR FIELD LOCATION SERVICES.
8. ALL CONSTRUCTION ACTIVITY ON THIS SITE TO PERFORMED IN COMPLIANCE WITH ALL APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
9. ALL FILL AREA SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY (ASTM D-1557).
10. ALL POINT OF CONNECTION OF PROPOSED SANITARY AND STORM SEWER ARE TO BE VERIFIED FROM A KNOW BENCHMARK PRIOR TO CONSTRUCTION.
11. ALL GRADES SHALL MEET EXISTING GRADE AT THE PROPERTY LINE
12. ANY DISCREPANCIES WITH INFORMATION PROVIDED IN THESE CONSTRUCTION DOCUMENTS IS TO BE REPORTED TO THE ENGINEER AND OWNER IMMEDIATELY.
13. ANY FIELD TILES ENCOUNTERED DURING THE COURSE OF CONSTRUCTION SHALL BE INCORPORATED INTO THE PROPOSED STORM SEWER SYSTEM AS SHOWN WITHIN THESE PLANS.
14. CONTACT ENGINEER PRIOR TO RE-ROUTING OF ANY FIELD TILES.
15. THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO START OF CONSTRUCTION. IF ANY EXCESS OR SHORTAGE OF EARTH IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVAL OR IMPORTING OF EARTH.

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WADE'S
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SITE PLAN

PRELIMINARY
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DATE:

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01/14/2021	ALR
ISSUED:	CHECKED BY:
	GD

JOB NUMBER: 20111

SHEET # C103

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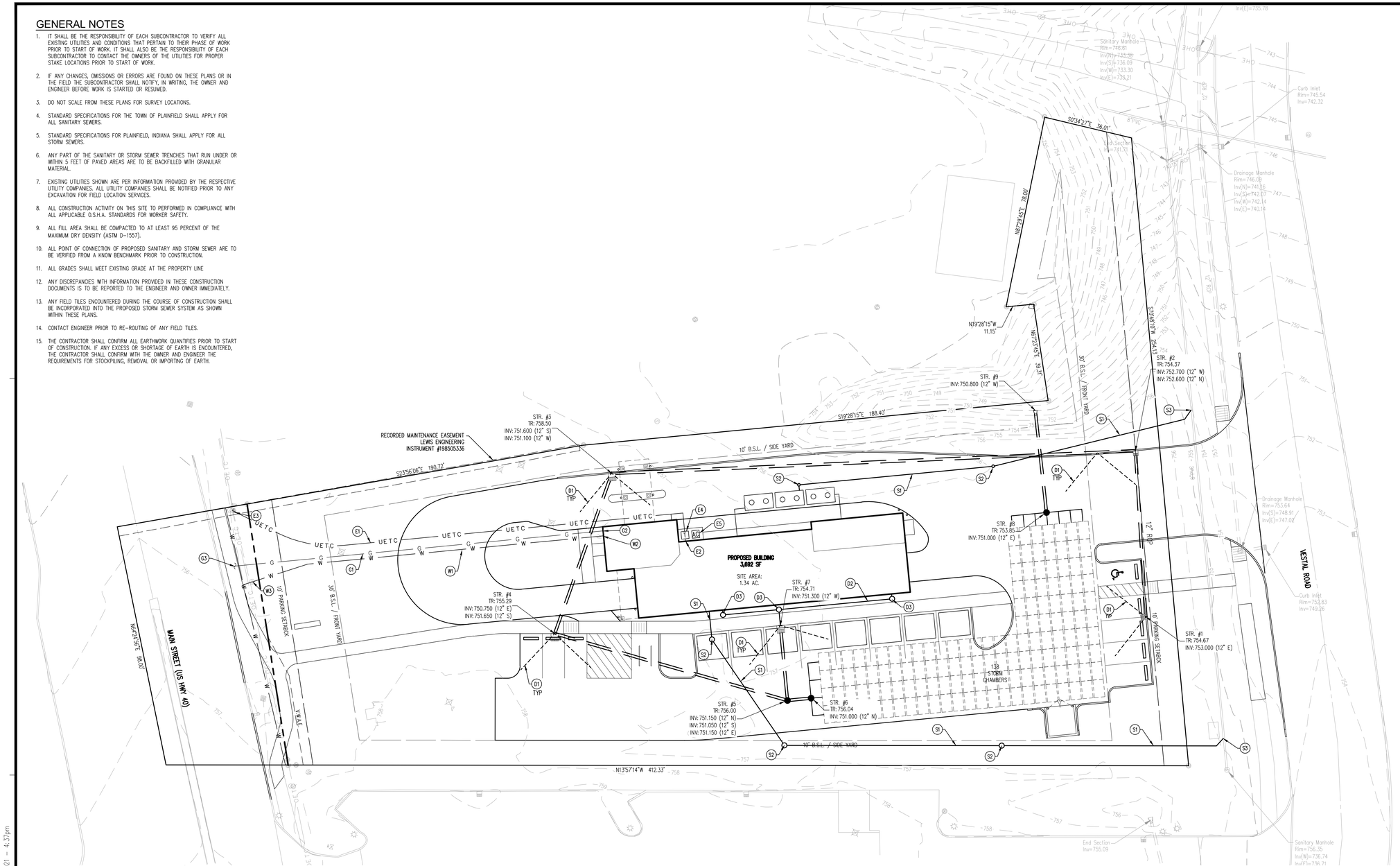

GRAPHIC SCALE

20 0 10 20

(IN FEET)
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UTILITY LEGEND

- EXISTING STORM SEWER
- NEW STORM SEWER
- EXISTING SANITARY SEWER
- NEW SANITARY SEWER
- 6" SUBSURFACE DRAIN
- ROOF DRAINS WITH CLEAN OUT (C.O.)
- W — WATER MAIN
- G — GAS MAIN
- T — TELEPHONE LINE
- E — ELECTRIC LINE
- UTILITY POLE
- EASEMENT LINE
- V.W.A.E. — VARIABLE WIDTH ACCESS EASEMENT

KEYNOTES

(S1) 6" SDR 35 PVC SANITARY LATERAL @ 1.04% MIN. SLOPE

(S2) 6" SANITARY CLEANOUT

(S3) CONNECT SANITARY TO EXISTING SEWER WITH WYE CONNECTION.

(E1) COMBINED UNDERGROUND ELECTRIC/TELECOMM/CABLE LINE

(E2) ELECTRIC METER

(E3) CONNECT COMBINED UNDERGROUND UTILITY LINES TO EXISTING UTILITIES. COORDINATE WITH UTILITY COMPANY

(E4) ELECTRIC TRANSFORMER

(E5) AC UNIT

(G1) GAS LINE

(G2) GAS METER

(G3) CONNECT GAS LINE TO EXISTING. COORDINATE WITH UTILITY COMPANY.

(D1) INLET FINGER DRAIN

(D2) 6" HDPE ROOF DRAIN @ 1.04% MIN. SLOPE

(D3) 6" ROOF DRAIN CLEANOUT

(W1) 4" C900 PVC WATER LINE

(W2) WATER METER

(W3) CONNECT WATER LINE TO EXISTING. COORDINATE WITH UTILITY COMPANY.

STORM SEWER STRUCTURE TABLE

STRUCTURE NAME:	TC/RIM ELEV.	INV. IN	INV. OUT	STR SIZE	STR TYPE	CASTING TYPE	PIPE SIZE	PIPE DIRECTION	STORM BMP YES/NO
1	RIM = 754.67		INV OUT =753.00				12"	E	NO
2	RIM = 754.37	INV IN =752.70	INV OUT =752.60				12" 12"	W N	NO
3	RIM = 758.50	INV IN =751.60	INV OUT =751.10				12" 12"	S W	NO
4	RIM = 755.29	INV IN =750.75	INV OUT =751.65				12" 12"	E S	NO
5	RIM = 756.00	INV IN =751.15 INV IN =751.15	INV OUT =751.05				12" 12" 12"	N S E	NO
6	RIM = 756.04	INV IN =751.00					12"	N	NO
7	RIM = 754.71		INV OUT =751.30				12"	W	NO
8	RIM = 753.85		INV OUT =751.00				12"	E	NO
9	RIM = 752.05	INV IN =750.80					12"	W	NO

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

Innovative ENGINEERING & CONSULTING
Whitestown, IN 46075
www.innovativeecl.com
3961 Perry Boulevard
Ph. 317-769-2916

REVISIONS:

PREPARED FOR:
WADE INVESTMENTS LLC
3354 CHALLENGER DRIVE, PLAINFIELD, IN 46168
317-945-3006

WADE'S XPRESS WASH
603 W. MAIN STREET, PLAINFIELD, INDIANA 46168
GRADING AND UTILITY PLAN

PRELIMINARY PENDING AGENCY APPROVAL

DATE:

DATE:	DRAWN BY:
01/14/2021	ALR
ISSUED:	CHECKED BY:
	GD

JOB NUMBER: 20111

SHEET # C104

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