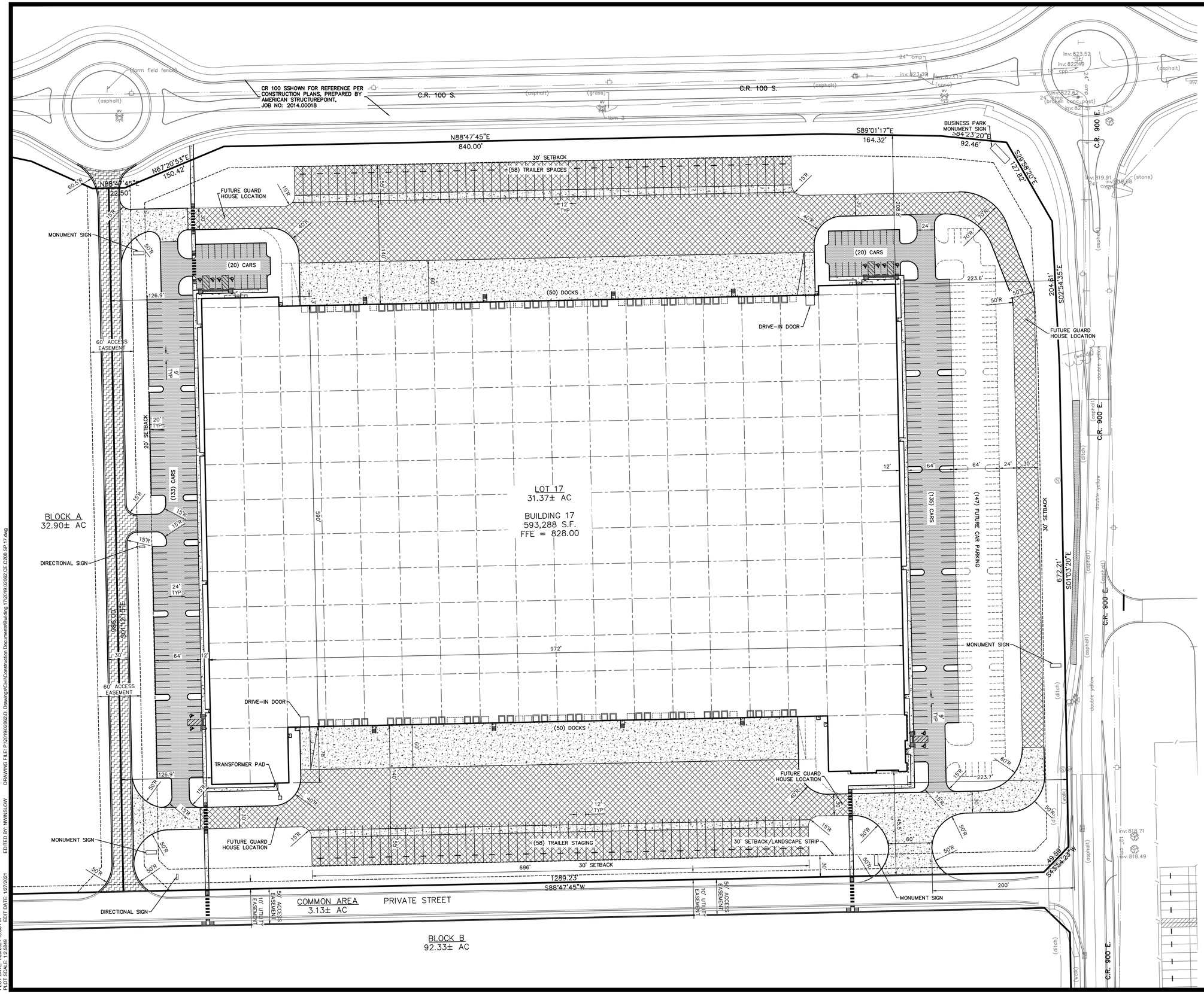

EXISTING LEGEND

BEEHIVE INLET	PINE
BUSH	POST
CURB INLET	POWER POLE
COMBINATION POLE	SIGN
DELINEATOR	SANITARY MANHOLE
DRAINAGE MANHOLE	STAND PIPE
ELECTRIC HANDHOLE	STUMP
ELECTRIC METER BOX	TELEPHONE HANDHOLE
FIRE HYDRANT	TELEPHONE POLE
GAS MARKER SIGN	TELEPHONE PEDESTAL
GAS VALVE	TREE
GUY WIRE	VENT
INLET	WELL
LIGHT POLE	WATER METER
MAILBOX	WATER MANHOLE
	WATER VALVE

SITE LEGEND

- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- RIGHT OF WAY ASPHALT PAVEMENT
- CONCRETE PAVEMENT

SITE DATA TABLE

PROJECT AREA:	31.37± ACRES
BUILDING AREA:	593,288 SF
REQ'D RATIO WAREHOUSE	1/3000 SF
REQ'D SPACES =	198 SPACES
PROPOSED CAR PARKING	296
PROPOSED ADA PARKING	10 + 2 VAN = 12
TOTAL PROPOSED CAR PARKING	308
ADDITIONAL FUTURE PARKING	147
PROPOSED TRAILER STAGING	116

LEGAL DESCRIPTION

ALLPOINTS MIDWEST 17

PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 15 NORTH, RANGE 1 EAST OF THE SECOND PRINCIPAL MERIDIAN, HENDRICKS COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HENDRICKS COUNTY SURVEYOR'S DISK AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 01 DEGREE 03 MINUTES 27 SECONDS EAST 394.32 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (ASSUMED BASIS OF BEARINGS) TO THE NORTHEAST CORNER OF PARCEL 2IJ DESCRIBED IN INSTRUMENT NUMBER 201600474, ON FILE IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, INDIANA, THE FOLLOWING TWO (2) COURSES ARE ALONG THE NORTH AND WEST LINES THEREOF; 1)THENCE SOUTH 88 DEGREES 56 MINUTES 33 SECONDS WEST 50.03 FEET TO THE POINT OF BEGINNING; 2)THENCE SOUTH 01 DEGREE 03 MINUTES 28 SECONDS EAST 671.88 FEET; THENCE SOUTH 43 DEGREES 54 MINUTES 23 SECONDS WEST 49.50 FEET; THENCE SOUTH 88 DEGREES 47 MINUTES 45 SECONDS WEST 1,289.23 FEET; THENCE NORTH 01 DEGREE 12 MINUTES 15 SECONDS WEST 986.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 100 SOUTH AS DESCRIBED IN INSTRUMENT NUMBER 202031662, ON FILE IN THE OFFICE OF SAID RECORDER, THE FOLLOWING EIGHT (7) COURSES ARE ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 900 EAST AS DEFINED IN SAID INSTRUMENT NUMBER 202031662; 1)THENCE NORTH 88 DEGREES 47 MINUTES 45 SECONDS EAST 22.50 FEET; 2)THENCE NORTH 67 DEGREES 20 MINUTES 53 SECONDS EAST 150.42 FEET; 3)THENCE NORTH 88 DEGREES 47 MINUTES 45 SECONDS EAST 840.00 FEET; 4)THENCE SOUTH 89 DEGREES 01 MINUTE 17 SECONDS EAST 164.32 FEET; 5)THENCE SOUTH 84 DEGREES 23 MINUTES 20 SECONDS EAST 92.46 FEET; 6)THENCE SOUTH 29 DEGREES 58 MINUTES 20 SECONDS EAST 127.82 FEET; 7)THENCE SOUTH 02 DEGREES 52 MINUTES 43 SECONDS EAST 205.00 FEET TO THE POINT OF BEGINNING. CONTAINING 31.358 ACRES, MORE OR LESS.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. SEE SHEET C002 GENERAL NOTES FOR MORE INFORMATION.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
– INDIANA UNDERGROUND –

Browning Duke
A Browning-Duke Joint Venture
AMERICAN STRUCTUREPOINT INC.
9025 RIVER ROAD, SUITE 200
INDIANAPOLIS, IN 46240
TEL 317.547.5580 FAX 317.543.0270
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Revisions:

Scale:	Date:	Drawn By:	Checked By:
	01/27/21	PD	NW

ALLPOINTS MIDWEST BLDG 17

ALLPOINTS MIDWEST BUILDING 17
C.R. 100 S & SMITH ROAD
PLAINFIELD, INDIANA

OVERALL SITE PLAN

Certified By:

APPROVAL PENDING NOT FOR CONSTRUCTION

Drawing Number:
C200
Of Sheets

Browning/Duke Job Number:
APM 17

A/E Job Number:
2019.02062

PLOT DATE: 1/28/2021 10:06 PM
EDIT DATE: 1/27/2021
PLOT SCALE: 1:2.5849
EDITED BY: NWINSLOW
DRAWING FILE: P:\2019\02062\D. Drawings\Civil\Construction Documents\Building 17\2019.02062.CE.C200.SP-17.dwg