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-	TOWN OF PLAINFIELD SPECIFICATIONS SHEETS

FOR TECHNICAL SPECIFICATIONS SEE SHEET "TOWN OF PLAINFIELD SPECIFICATIONS"

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH, RANGE 1 EAST, HENDRICKS COUNTY, INDIANA, BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

BEGINNING ON THE EAST LINE OF SAID QUARTER QUARTER SECTION AT A POINT 847.01 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; AND RUNNING THENCE WEST 888.10 FEET; THENCE SOUTH 245.50 FEET; THENCE EAST 886.19 FEET TO SAID EAST LINE; THENCE NORTH 245.50 FEET TO THE PLACE OF BEGINNING, CONTAINING 5 ACRES, MORE OR LESS, SUBJECT TO ALL HIGHWAYS, RIGHTS OF WAY AND EASEMENTS.

EXCEPT:
A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 15 NORTH , RANGE 1 EAST, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTH LINE OF THE OWNER'S LAND 847.01 FEET NORTH (ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION) AND WEST (THE PRECEDING BEARING AND DISTANCE WERE DEDUCED FROM DEED RECORD 161, PAGE 28) 276.40 FEET (ALONG THE NORTH LINE OF THE OWNER'S LAND) FROM THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 6 DEGREES 45 MINUTES 59 SECONDS EAST (THIS AND ALL SUBSEQUENT BEARINGS IN THIS DESCRIPTION BEING BASED ON THE SAME SYSTEM) 246.05 FEET TO THE SOUTH LINE OF THE OWNER'S LAND; THENCE SOUTH 88 DEGREES 45 MINUTES 00 SECONDS WEST 260.92 FEET ALONG SAID SOUTH LINE; THENCE NORTHWESTERLY 248.65 FEET ALONG AN ARC TO THE LEFT AND HAVING A RADIUS OF 2,161.83 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 11 DEGREES 01 MINUTES 14 SECONDS WEST AND A LENGTH OF 248.52 FEET TO THE NORTH LINE OF THE OWNER'S LAND; THENCE NORTH 88 DEGREES 45 MINUTES 00 SECONDS EAST 279.44 FEET ALONG SAID NORTH LINE OF THE POINT OF BEGINNING AND CONTAINING 1.505 ACRES, MORE OR LESS.

ALSO EXCEPT:
THAT PORTION OF THE ABOVE DESCRIBED TRACT WHICH LIES WEST OF SOUTH STATE ROAD 267.

DEVELOPMENT SUMMARY - PROPOSED FLEX SPACE OFFICE SUITES

BEGIN CONSTRUCTION FALL 2026 COMPLETION FALL 2028.
PHASE ONE - CONSTRUCTION OF BUILDING, UTILITIES, ALL PARKING/MANUEVERING AREAS AROUND BUILDING.

ESTIMATED NUMBER OF EMPLOYEES
ESTIMATED 4 EMPLOYEES ON THE LARGEST SHIFT OF ANCHOR SUITE, ESTIMATED 4 EMPLOYEES PER REMAINING SUITES = 20 TOTAL ESTIMATED EMPLOYEES
NORMAL HOURS OF OPERATION (7:00 A.M. - 6:00 P.M.)

CURRENT ZONING - SUBJECT PARCEL = OD
CURRENT ZONING - NORTH = GC
CURRENT ZONING - SOUTH = OD
CURRENT ZONING - EAST = I2
CURRENT ZONING- WEST = SR 267 RW

LOT AREA: = 1.34± ACRES

LOT 5 COVERAGE:
47% IMPERVIOUS - 27,453 SqFt. (Asphalt, Gravel, Concrete, Pavement)
53% PERVIOUS - 31,353 SqFt.

BUILDING SQUARE FOOTAGE
FLEX SPACE OFFICE BUILDING = ±8,035 S.F.

PARKING
TOTAL ESTIMATED NUMBER OF EMPLOYEES = 20 EMPLOYEES
TOTAL PARKING SPACES PROVIDED = 31 PARKING SPACES PROVIDED (INCLUDES 2 REQUIRED ADA ACCESSIBLE SPACES)

CLARKS CREEK RD
CLASSIFIED AS A LOCAL ROAD PER THE TOWN OF PLAINFIELD THOROUGHFARE PLAN.

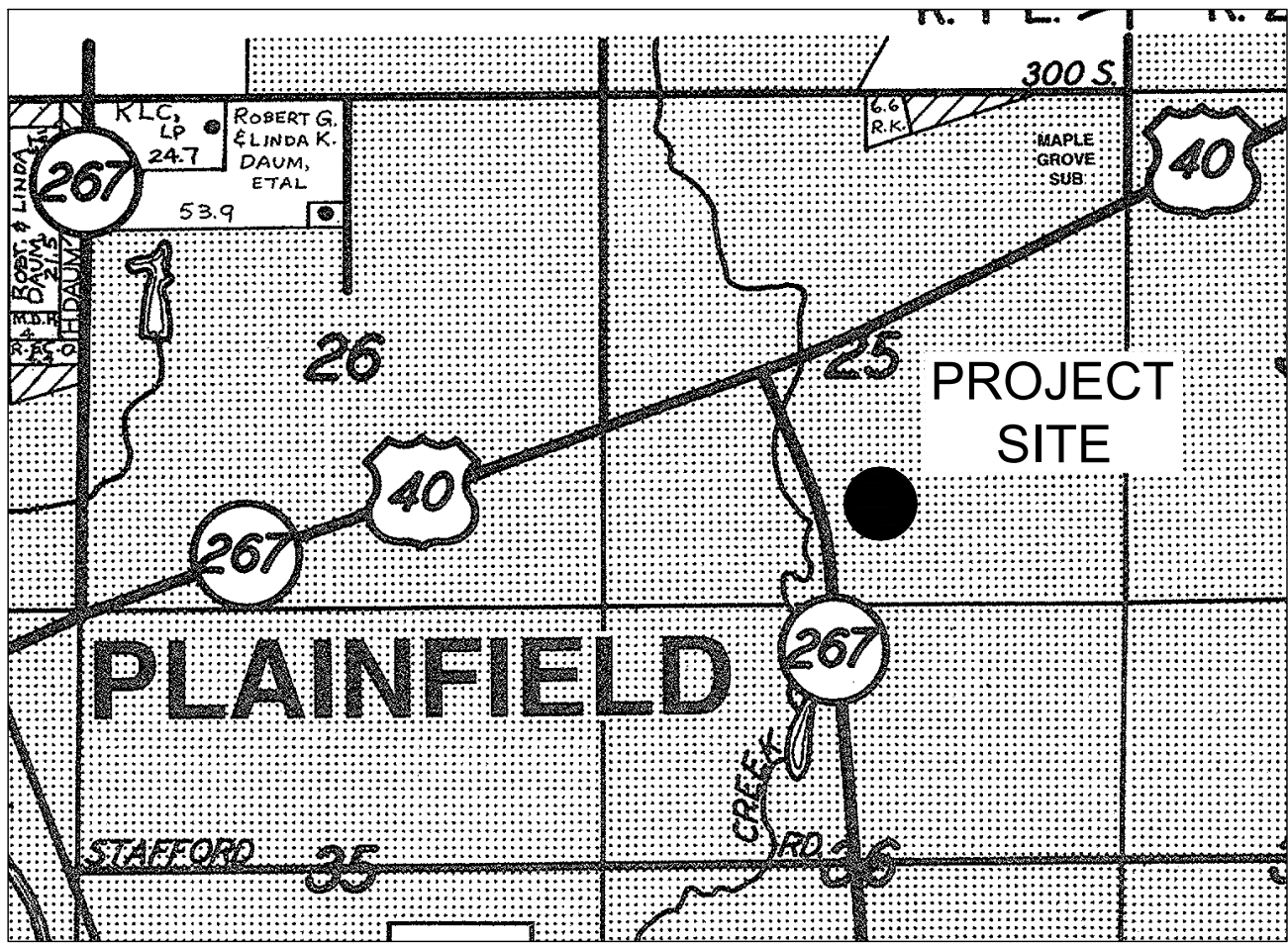
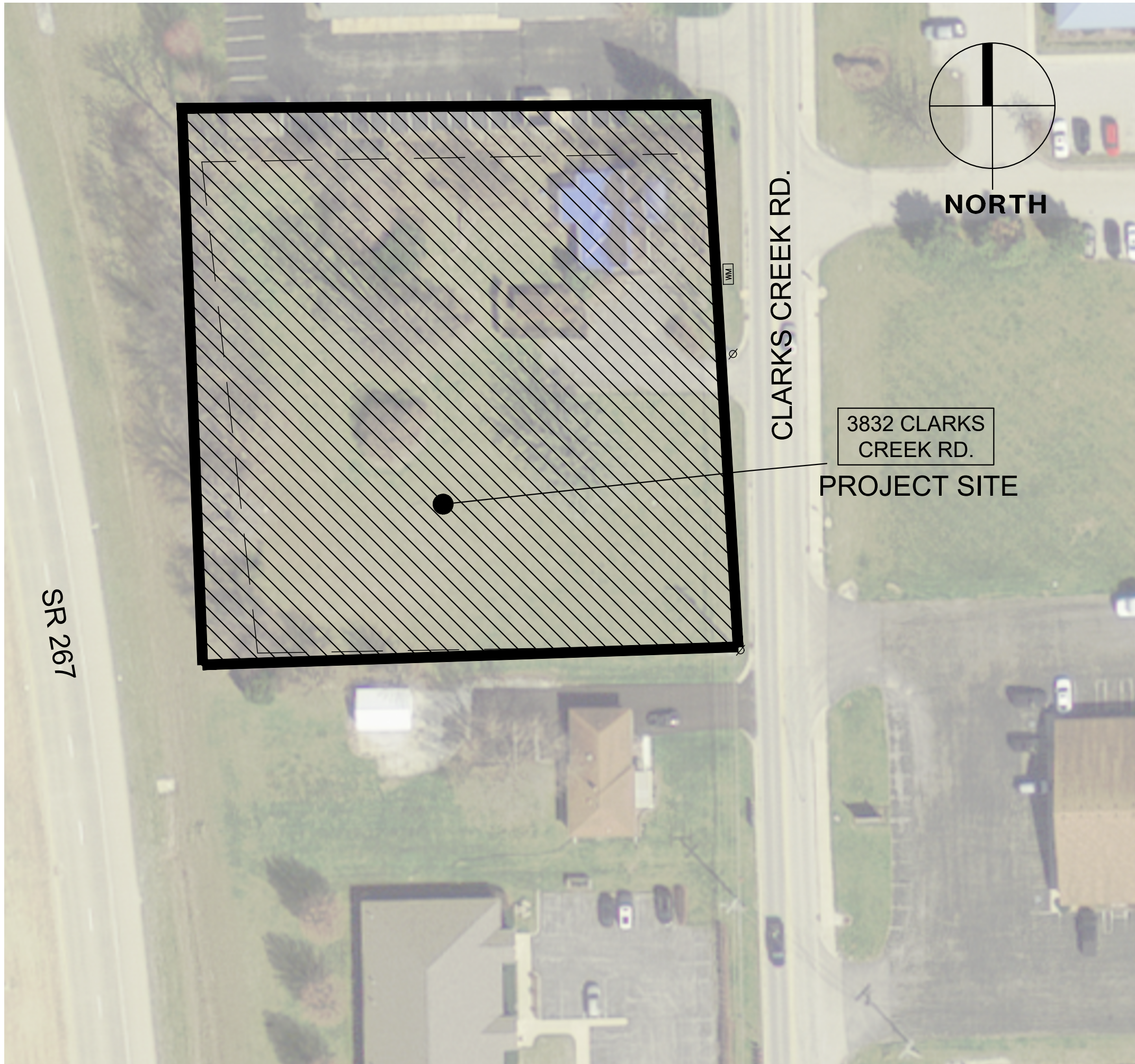
LARRY GOOD HOMES OFFICE SUITES

DEVELOPMENT PLAN REVIEW

TOWN OF PLAINFIELD

PLAINFIELD, INDIANA

GUILFORD TOWNSHIP, HENDRICKS COUNTY



AREA MAP

GENERAL

- 1) A preconstruction meeting is to be held and will include representatives from the various utility companies along with any other government agencies involved and the Contractor.
- 2) The Owner or their representative shall notify all utility companies and the Contractor before the preconstruction meeting. No construction will begin until said preconstruction meeting has been held.
- 3) A minimum of 48 hours notice will be provided to the appropriate governmental agency prior to construction, restart, or change of operation and shall be the responsibility of the Contractor.
- 4) Utility locations shown herein are approximate locations taken from surface evidence. The contractor shall verify location of all underground utilities prior to excavation. During construction, all utilities shall be adequately supported to minimize damage. Contractor shall contact the appropriate utility or governmental agency immediately if any damage to existing utilities occurs and shall be responsible for repairing the utility in accordance with the affected utility's repair policy.
- 5) The Contractor shall have all work open to inspection of all agencies having jurisdiction over the project. Construction work shall conform to the requirements of said agencies. The Contractor shall provide safe access to the construction site for all inspectors and shall provide material samples for testing, as required.
- 6) The Contractor shall be solely and completely responsible for conditions of the jobsite and safety of all persons and property during performance of the work. All construction activity and safety provisions shall conform to all applicable federal, state, and local laws, ordinances and codes.
- 7) When required, as-built construction drawings shall be furnished by the Owner and shall be performed by a land surveying firm with a land surveyor registered in the State of Indiana. The Contractor shall assist the Owner in preparing the as-built drawings and shall be required to keep an as-built record during construction and information required for preparing such record shall be recorded prior to the backfilling of the underground facility. As-built field data shall be collected and drawings shall only be completed and issued once. Any expense for additional field data or resurvey of as-builts shall be the responsibility of the Contractor.
- 8) Construction staking shall be furnished by the Owner and shall be performed by a land surveying firm with a land surveyor registered in the State of Indiana and shall include one final stake (horizontal and vertical) for sewer structures with offsets and for sanitary sewer laterals (horizontal only). Any expense for additional or duplicate staking/staking shall be the responsibility of the Contractor at the Owner's discretion. The Contractor shall generally give the Surveyor a minimum of three (3) working days notice, whenever possible, for construction staking needed on the project.
- 9) In case of conflicting specifications, the most restrictive shall apply, unless otherwise approved by Kruse Consulting, Inc. and any applicable government agency.
- 10) Any plan conflicts shall be submitted immediately to Kruse Consulting, Inc. for review.
- 11) The Contractor shall carefully preserve benchmarks, reference points, and construction stakes provided by the Owner as much as possible. The Contractor shall be responsible, at the Owner's discretion, for the expense of replacement of such stakes and points and for mistakes that may be caused by the loss or disturbance of such points. In the event that a reference point or benchmark must be disturbed for construction purposes, the Contractor shall give the Owner/Surveyor appropriate notice so that new reference points or benchmarks can be established prior to said disturbance.
- 12) The Contractor shall provide all traffic control that may be required on public streets near or on the project and shall accomplish said control in accordance with the applicable local and state jurisdiction's traffic control policy and standards.
- 13) No utility construction shall commence until sufficient earthwork has been completed to meet the minimum cover requirements contained in these plans for all utilities.
- 14) Upon encountering any field file, the Contractor shall expose said file and contact Kruse Consulting, Inc. and the Hendricks County Surveyor's Office immediately for review.
- 15) Brush, trees, and like material shall be removed as necessary to complete the work in these plans or as may be directed by the Owner. On-site disposal shall be at the Owner's discretion, otherwise these materials shall be removed from the site. Disposal by burning shall be at the local jurisdiction's discretion with proper permits being obtained by the Contractor. Existing trees on the site shall be preserved at the Owner's discretion.
- 16) Removal and disposal of debris, existing structures, or other material located on the site shall be at the Owner's direction or as directed in these plans.
- 17) Contractor shall be responsible for contracting and coordinating inspections with the appropriate governmental agency or utility in accordance with said agency's or utility's requirements and standards.
- 18) Topographic and existing site information shown in these plans has been provided by the Owner and the Contractor accepts such information by accepting this contract. If the Contractor believes a significant conflict exists between such topographic information and the actual site conditions, he shall submit a topographic survey completed and certified by a land surveyor registered in the State of Indiana prior to the beginning of any construction at the site for the Owner's review. Furthermore, the Contractor shall inform himself of the conditions under which the work is to be performed, the site of the work, the obstacles which may be encountered, and all other relevant matters concerning the work to be performed. The Contractor shall not be allowed any extra compensation by reason of any matter or thing which the Contractor might have fully informed himself, because of his failure to have so informed himself prior to bidding the job. It is understood and agreed that the Owner does not warrant or guarantee that the materials and conditions encountered during construction will be the same as indicated by the information shown on these drawings. The Contractor must satisfy himself regarding the character, quantities, and conditions of the various materials and work to be done.
- 19) Any bonds or insurance required by any governmental agency, utility or other agency for the completed work shall be the responsibility of the Contractor.
- 20) The construction of and the repair and replacement of existing street surfaces, sidewalks, curbs, lawn areas, parking areas, driveways, fences, and other installations or related items necessary to complete the work in these plans shall also be considered a part of the work unless specifically excepted in the plans. Said construction, repair, or replacement shall be the same kind and quality of material as that found. All areas disturbed by the construction process shall be restored to the condition that existed prior to construction, as applicable. Backfilling shall be to the grade of the existing ground level or to the grade as established by the property owner in the event the property owner permits the deposit of excess material upon his land, unless specifically directed otherwise in these plans.
- 21) Excess material from the excavations or cleared material unsuitable for filling shall not be wasted within the limits of the project without the Owner's permission.
- 22) The Contractor shall confine his work to the property and construction limits shown in these plans and within applicable public right-of-way and easement limits. If the methods of construction employed by the Contractor are such as to require the use of any additional land, he shall make his own arrangements with the property owners affected for the use of such additional land.
- 23) Unless otherwise specified, all materials and equipment installed on the project shall be new and both workmanship and material shall be of good quality. Manufactured materials and equipment shall be applied, installed and constructed as directed by the manufacturer's guidelines and recommendations. Wherever proprietary equipment is specified or "approved equal" is implied, all proposals for substitution shall be submitted to the appropriate agency in writing for their approval.
- 24) Upon failure to perform the work in accordance with these construction plans and specifications, and after five (5) days written notice to the Contractor, the Owner may, without prejudice to any other remedy he may have, correct such deficiencies in work intended to become a permanent part of the project. The cost to correct such deficiencies may be deducted from the payment due the Contractor.
- 25) The Owner shall have the authority to suspend the work wholly or in part, for such period or periods as he may deem necessary due to unsuitable weather or such other conditions as are considered unfavorable to carry out the provisions of the work.
- 26) The Contractor, promptly after being awarded the contract, shall prepare and submit for the Owner's and Surveyor's information a Contractor's Construction Schedule for the work. The Contractor shall perform the work according to said schedule inasmuch as possible.
- 27) The Contractor is responsible to the Owner for the work of his subcontractors, as applicable, and of their direct and indirect employees to the same extent as he is responsible for the work of his employees. The Contractor shall bind any subcontractor by the terms of these construction plans and specifications.
- 28) The Contractor shall remove from the Owner's property, and from all public and private property, all temporary structures, rubbish, and waste materials resulting from his operation or caused by his employees, all of his equipment, tools and supplies, and all surplus materials (unless otherwise directed in these plans or directed by the Owner) leaving the site smooth, clean and true to line and grade.
- 29) All work shall be performed in strict accordance with these construction plans and specifications and shall be completed under the direct supervision of the Contractor. See Earthwork Item 4 for construction tolerances. Change orders or revised construction plans shall be as approved by the Owner and any applicable government agency or utility and may be issued by the Owner prior to the completion of the portion of the work affected by such change. Payment for change orders shall be as negotiated by the Contractor and the Owner prior to beginning such work.
- 30) The Owner shall have the right to take possession of and use any completed or partially completed portion of the work as negotiated with the Contractor prior to acceptance of the work. Such possession and use shall in no case be deemed acceptance of any work not in compliance with these plans and specifications.
- 31) Unless agreed otherwise in writing between the Contractor and Owner prior to awarding the contract, the Owner shall have the right to withhold 10% of the total cost of the project as retainage until the work has been accepted by the Owner and any applicable government agencies and utilities.
- 32) In the event that the Owner lets other contracts in connection with the work of the Contractor, the Contractor shall cooperate with other contractors with regard to storage of materials and execution of their work.
- 33) Elevations of all existing facilities shall be field verified by the Contractor prior to the start of construction.
- 34) In general, all open trenches or similar excavations shall be filled at the end of the day's work or other specific operations. When this is not possible or practical, all open trenches or similar excavations shall be adequately fenced or "caution" taped at the end of each day's work or during other times when the Contractor is not actively working at the site.
- 35) Contractor shall indemnify and save and hold Owner harmless from any loss, costs, claims or expenses (including but not limited to, attorney's fees and court costs) arising out of or in connection with any mechanics' lien filed by a subcontractor or material or equipment supplier engaged or employed in connection with the work in these plans or with subsequent change orders, except this indemnification shall not be enforceable during any period of time that the Owner is in default in failing to make payments when due the Contractor under their mutual agreement.
- 36) The Contractor shall include an additional separate item in his bid for the cost of a contract performance bond and contract payment bond so that the Owner may decide whether to include such insurance as a part of the contract. Upon the Owner's direction to include such insurance in the contract and upon signing of the contract, the Contractor shall execute and provide a contract performance bond and a contract payment bond acceptable to the Owner as a part of the contract prior to beginning any construction on the project.

PERMITS

- 1) The Contractor shall be responsible for any local permits required for construction in public right-of-way or any other permits required by the local regulatory agencies to complete the construction as detailed in these plans. The Owner or his representative will aid the Contractor in obtaining such permits as may be necessary.

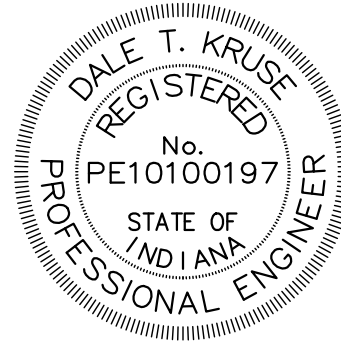
UTILITY SERVICES

WATER SERVICE
DUKE ENERGY
PLAINFIELD WATER
206 W. MAIN ST
PLAINFIELD, INDIANA 46168
PHONE: 317.839.2561

GAS SERVICE
INDIANA GAS, A VECTREN CO.
1995 EAST MAIN STREET
DANVILLE, INDIANA 46122
PHONE: 317.718.3604

ELECTRIC SERVICE
DUKE ENERGY
1000 E. MAIN ST
PLAINFIELD, INDIANA 46168
800.521.2232

SEWER SERVICE
PLAINFIELD WATER
206 W. MAIN ST
PLAINFIELD, INDIANA 46168
PHONE: 317.839.2561

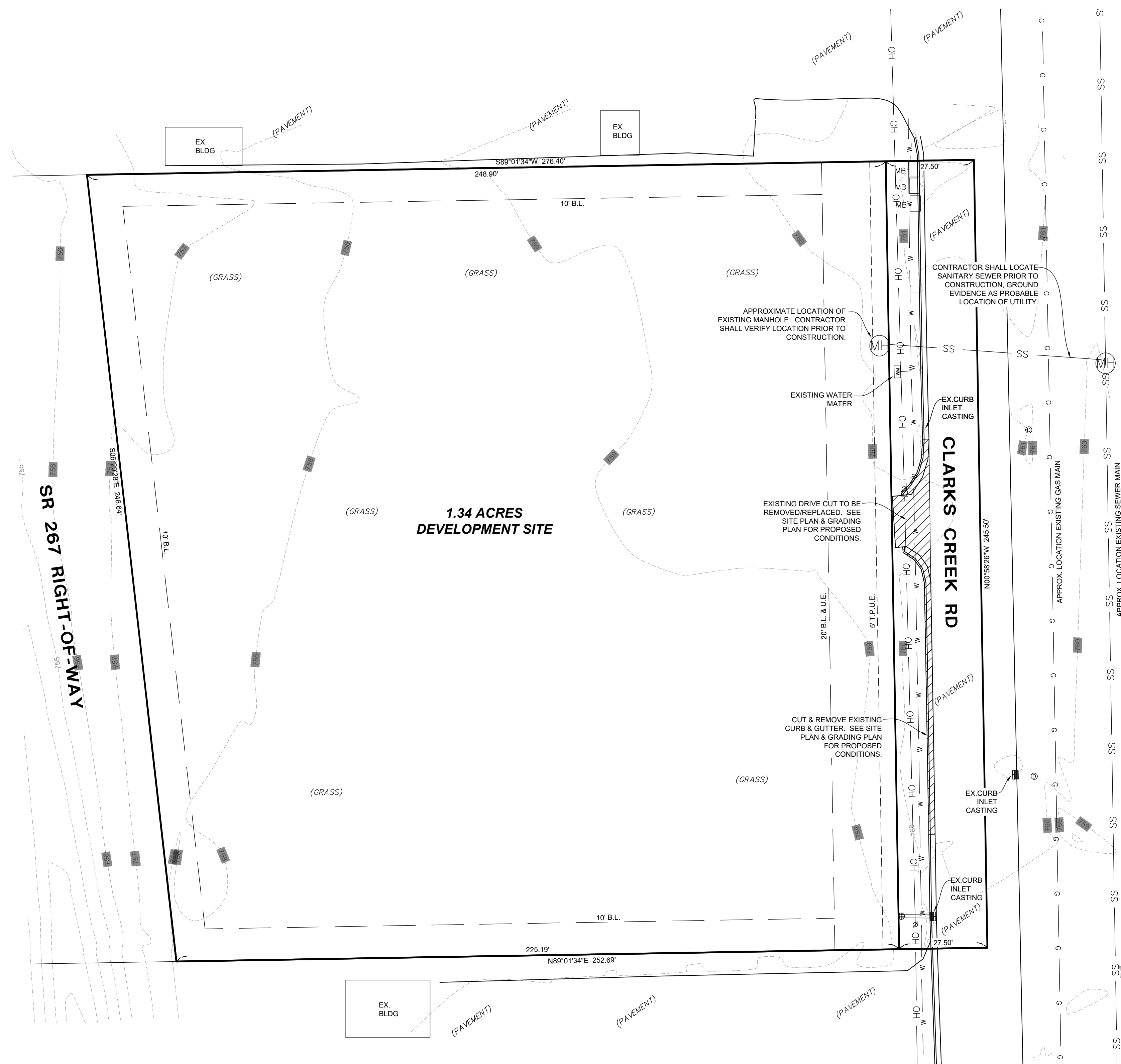


DALE T. KRUSE
P.E. No. PE10100197
STATE OF INDIANA

TITLE/SPECIFICATION/INDEX

NO.	DATE	ISSUE/REVISED	BY	NO.	DATE	ISSUE/REVISED	BY	 KRUSE CONSULTING Civil Engineers & Land Surveyors 7384 Business Center Drive Avon, Indiana 46123-9531 (317) 272-5508 • Fax: (317) 272-2410	PROJECT:	OWNER:	DATE: 06-25-2026
									PROPOSED COMMERCIAL BUILDING	BRIAN GOOD	DRAWN: JTB
									3832 CLARKS CREEK RD.	3992 CLARKS CREEK RD.	JOB: 0050 DPR & PRIMARY PLAT
									PLAINFIELD, INDIANA 46168	PLAINFIELD, INDIANA 46168	LOCATION: PLAINFIELD
											TWP: GUILFORD
											SEC: 25-15N-1E
										CO: HENDRICKS	
										SHEET	C101





- ## Legend
- | | |
|--|------------------------------------|
|  | EXISTING STORM SEWER MANHOLE |
|  | EXISTING SANITARY SEWER MANHOLE |
| (GRASS) | EXISTING SURFACE MATERIAL |
|  | EXISTING ELECTRICAL BOX |
|  | EXISTING TELEPHONE PEDESTAL |
| MB  | EXISTING MAILBOX |
|  | EXISTING HYDRANT |
| — ss — | EXISTING SANITARY SEWER |
| — G — | EXISTING GAS LINE |
| — T — | EXISTING TELEPHONE LINE |
| — 10" WTR — | EXISTING WATER LINE |
| — OHL — | EXISTING OVERHEAD UTILITY LINE |
| — TV — | EXISTING UNDERGROUND CABLE LINE |
| — UE — | EXISTING UNDERGROUND ELECTRIC LINE |
| — — — — — | EXISTING FENCE |
| — 76.4 — | EXISTING CONTOURS |
| — — — — — | PROPERTY LINE |
| — Exist. 18" RCP — | EXISTING STORM SEWER |
| — — — — — | EXISTING DITCH CENTERLINE |
|  | EXISTING SURFACE DRAIN INLET |
|  | EXISTING POWER POLE W/ GUY WIRE |
|  | EXISTING LIGHT POLE W/ GUY WIRE |

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 CONSTRUCTION.

1-800-382-5544
CALL TOLL FREE

— INDIANA UNDERGROUND —

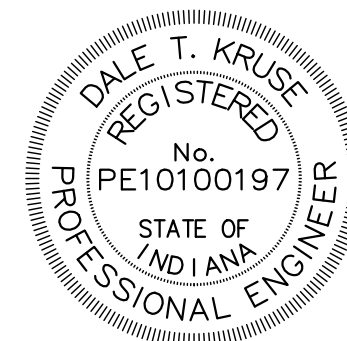
UTILITY STATEMENT:

The underground utilities shown have been located from field survey information by the surveyor. The surveyor makes no guarantee that the underground utilities comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

EXISTING CONDITIONS STATEMENT:

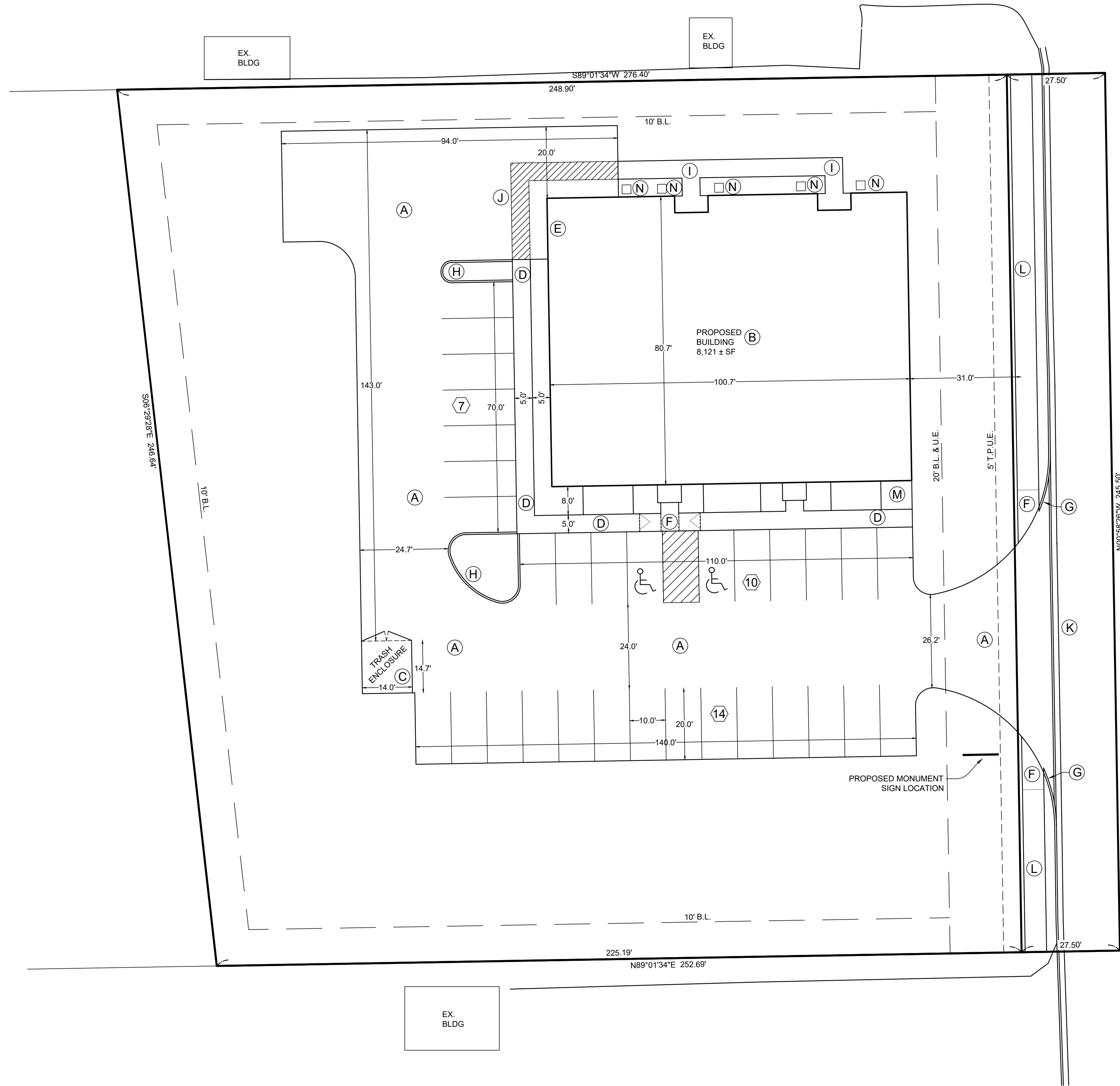
The boundary information, topography, & utilities shown as existing conditions herein are shown as located during fieldwork by others provided to Kruse Consulting, Inc. by the land owner. As such, the contractor should coordinate with all utility companies to confirm the location and availability of any service shown on our plans. Existing surface contours may vary & contractor should locate benchmarks to be used in the construction. If a discrepancy in the topography is found, it is the contractors responsibility to contact Kruse Consulting, Inc. immediately to coordinate revising the construction plans.

DALE T. KRUSE
P.E. No. PE10100197
STATE OF INDIANA



EXISTING CONDITIONS

[illegible]



SITE PLAN GENERAL NOTES:

ALL WORK SHALL CONFORM TO LOCAL AND STATE REGULATIONS

CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL FIELD CONDITIONS TO THE OWNER OR OWNERS REPRESENTATIVE IMMEDIATELY.

CONTRACTOR SHALL SEAL THE EDGE OF THE EXISTING ASPHALT PAVEMENT WITH TACK-COAT IN ACCORDANCE WITH THE MOST CURRENT INDOT SPECIFICATIONS WHERE NEW ASPHALT JOINS EXISTING.

CONTRACTOR SHALL MATCH EXISTING PAVEMENT CURBS IN GRADE AND ALIGNMENT.

BEFORE WORK IS STARTED THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD.

ALL RADII AND OTHER DIMENSIONS FOR CONCRETE CURB ARE TO FACE OF CURB.

BUILDING DIMENSIONS ARE FROM THE FACE OF THE OUTSIDE OR EXTERIOR EDGE OF THE BUILDING.

CONTRACTOR SHALL COORDINATE WITH THE BUILDING CONTRACTOR ON PLACING THE FINAL ASPHALT WEARING SURFACE ON ALL PAVED AREAS. TIMING SHALL BE COORDINATED TO MINIMIZE CONSTRUCTION-TYPE TRAFFIC ON THE FINAL WEARING SURFACE.

REMOVE ALL EXISTING TRASH, DEBRIS AND RUBBLE THROUGHOUT THE SITE.

Legend

--- T.P.U.E. --- Town of Plainfield Utility Easement
--- B.L. --- Building Setback Line

- (A) Asphalt Pavement (See Pavement Section Detail on C105)
- (B) Proposed Flex Space Office Building
- (C) Dumpster Enclosure (See Architectural Plans for Details)
- (D) 5' Integrated Concrete Walk and Curb
- (E) Insulated Metal Man Door
- (F) Concrete ADA Curb Ramp (per Town Standards)
- (G) Monolithic Concrete Curb
- (H) Type B- Curb (See Detail C105)
- (I) 5' Concrete Walk
- (J) High Visibility Pedestrian Walkway Hatching (per Town Standards)
- (K) Reinforced Concrete Gutter (per Town Standards)
- (L) 6' Concrete Sidewalk (per Town Standards)
- (M) Bicycle Rack Area - 2 Racks per Suite (per Town Standards)
- (N) Mechanical Equipment Pad
- (4) Parking Space Number

PARKING MANAGEMENT: AS PART OF THE APPROVAL OF THIS DEVELOPMENT PLAN, RELATED TO THE POTENTIAL VARIABLE USES OF THESE TYPES OF STRUCTURES, THE OWNER SHALL BE RESPONSIBLE FOR MANAGING PARKING STALL ALLOTMENT FOR EACH PARCEL AND SHALL BE RESPONSIBLE FOR ENSURING PROPER PARKING AVAILABILITY BASED ON USE. FUTURE PARKING CONCERNS THAT MAY ARISE ARE TO BE REMEDIED BETWEEN THE OWNER AND TENANTS. PARKING ISSUES RESOLUTIONS ARE NOT THE RESPONSIBILITY OF THE TOWN OF PLAINFIELD.

FIRE TERRITORY BUILDING IDENTIFICATION

"000" TO BE PERMANENTLY INSTALLED ON SOUTH AND EAST FACE OF BUILDING FOR FIRE TERRITORY IDENTIFICATION

DALE T. KRUSE
P.E. No. PE10100197
STATE OF INDIANA



SITE PLAN

NO.	DATE	ISSUE/REVISED	BY	NO.	DATE	ISSUE/REVISED	BY



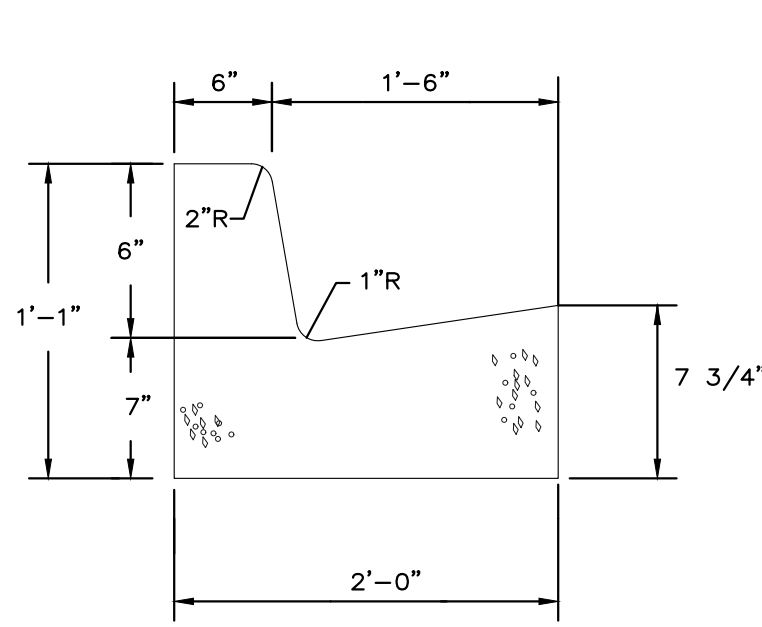
PROJECT:

**PROPOSED COMMERCIAL BUILDING
3832 CLARKS CREEK RD.
PLAINFIELD, INDIANA 46168**

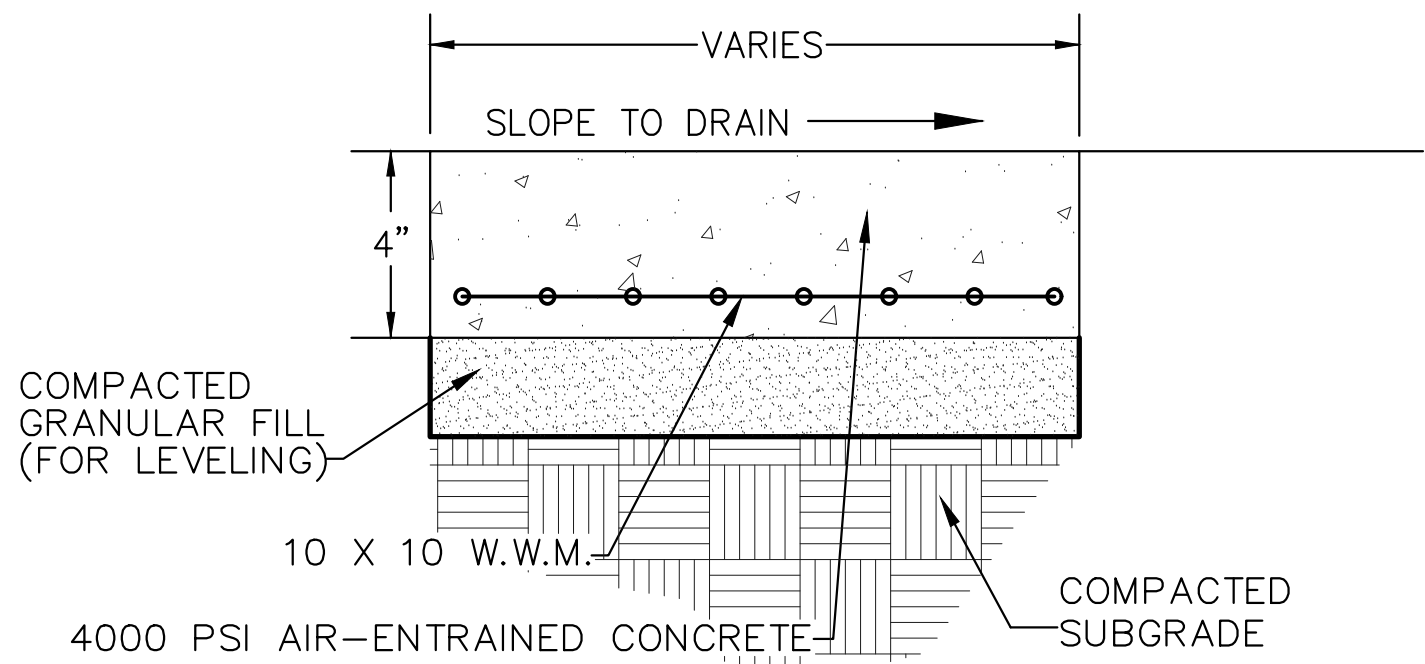
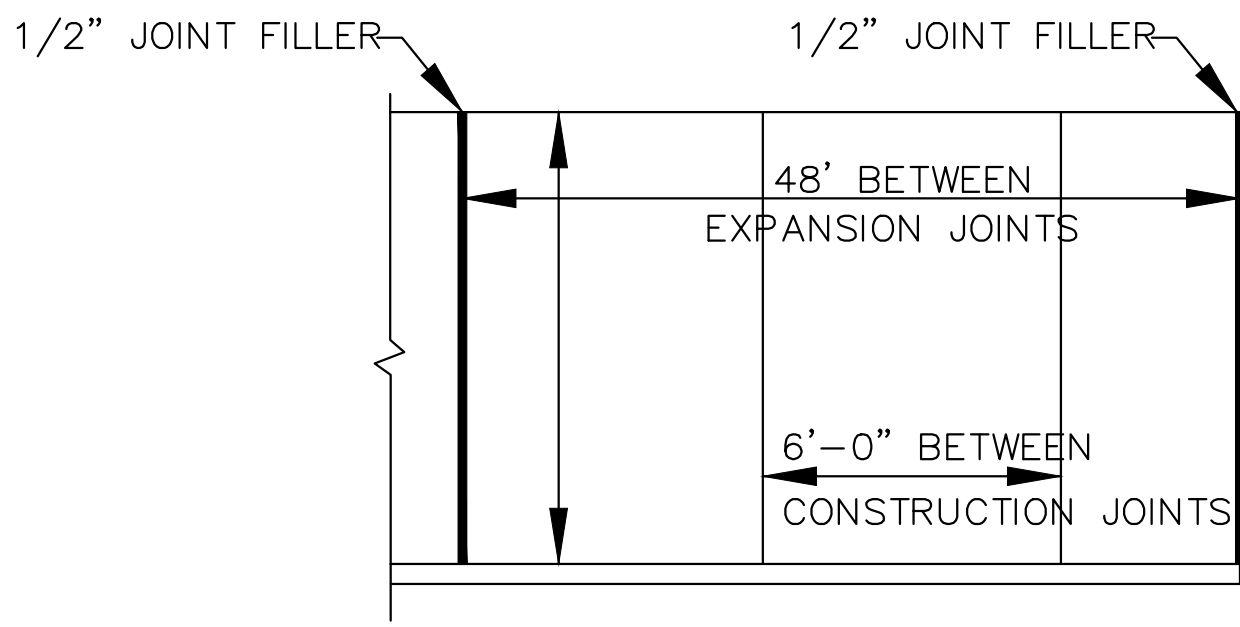
OWNER:

**BRIAN & LISA GOOD
6903 MOCKERNUT CT.
PLAINFIELD, INDIANA 46168**

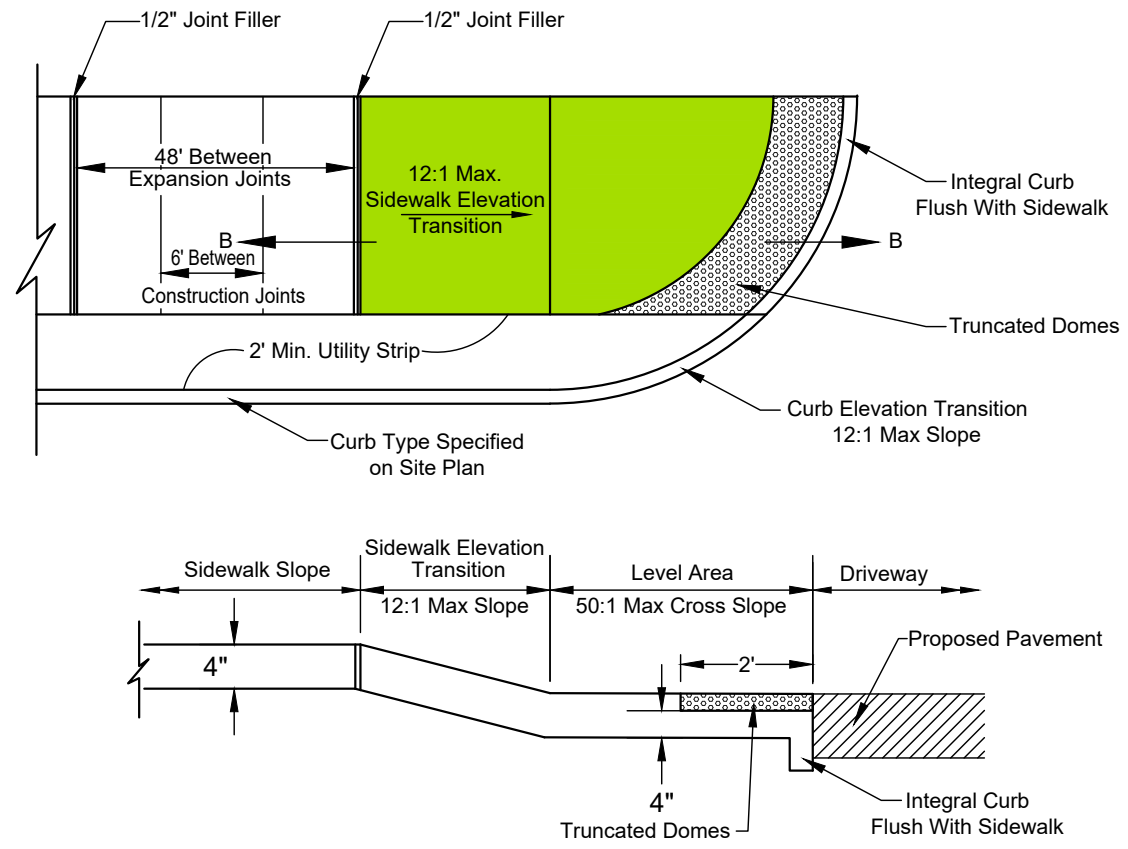
DATE: 06-25-2026
DRAWN: JTB
JOB: 0050 DPR & PRIMARY PLAT
LOCATION: PLAINFIELD
TWP: GUILFORD
SEC: 26-15N-1E
CO: HENDRICKS
SHEET C103



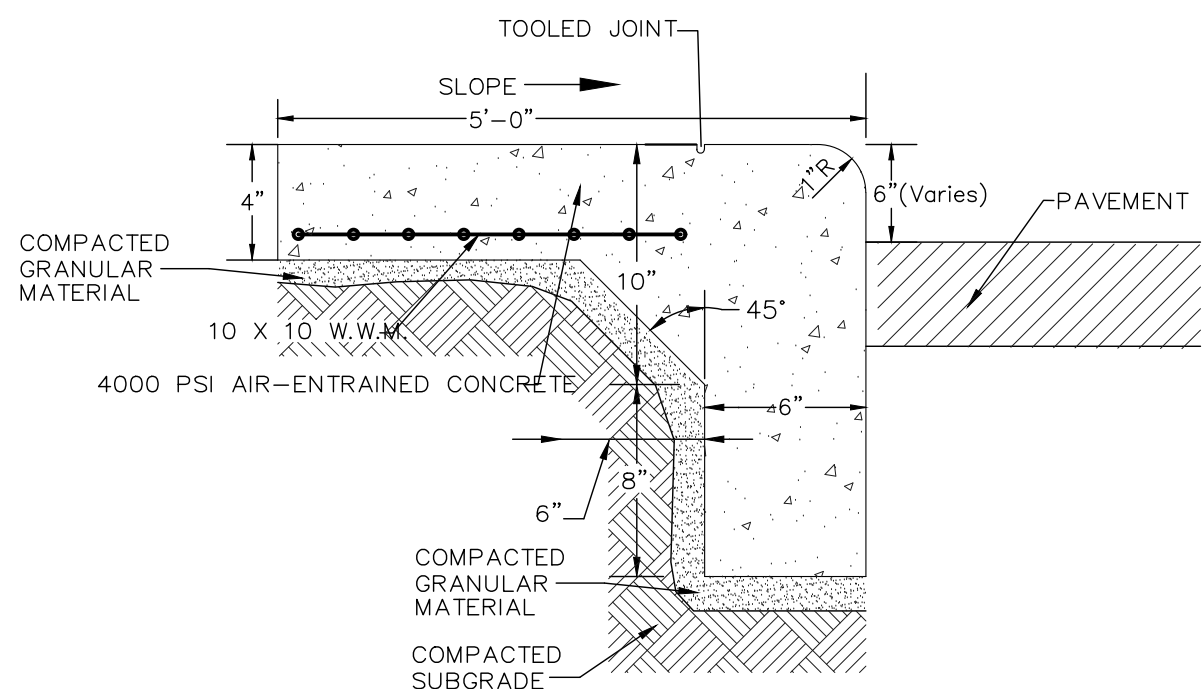
© 2' COMBINED CONCRETE CURB & GUTTER



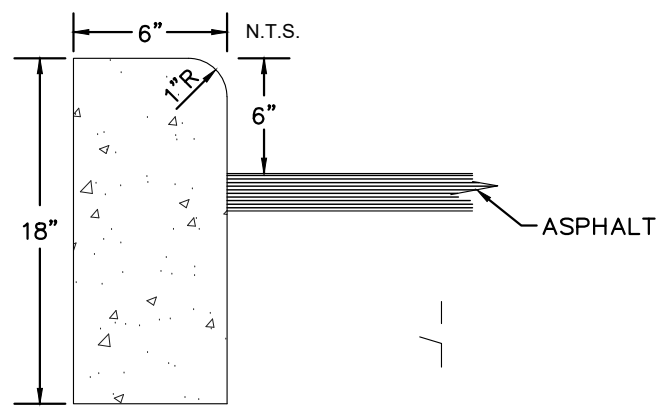
SIDEWALK AND JOINT DETAIL



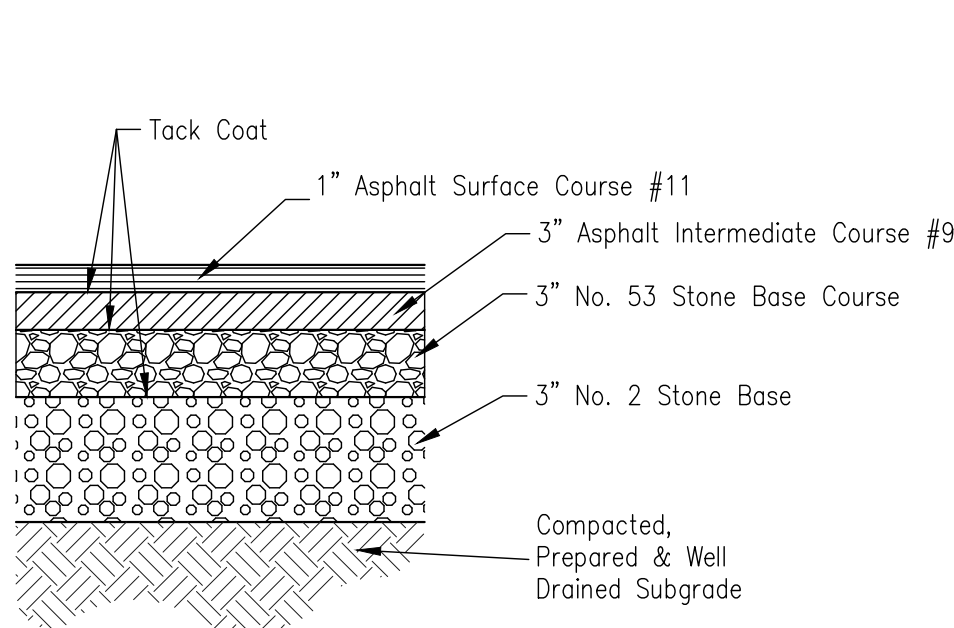
Ⓕ SIDEWALK ADJACENT TO CURB
NTS



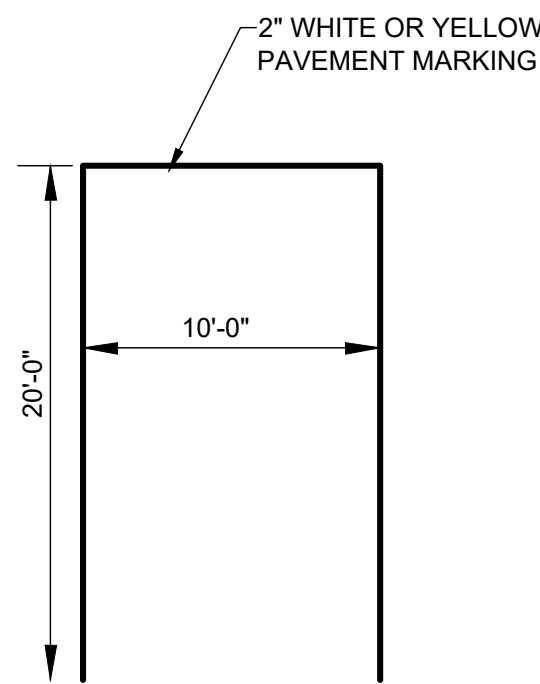
Ⓓ INTEGRAL CONCRETE WALK & CURB



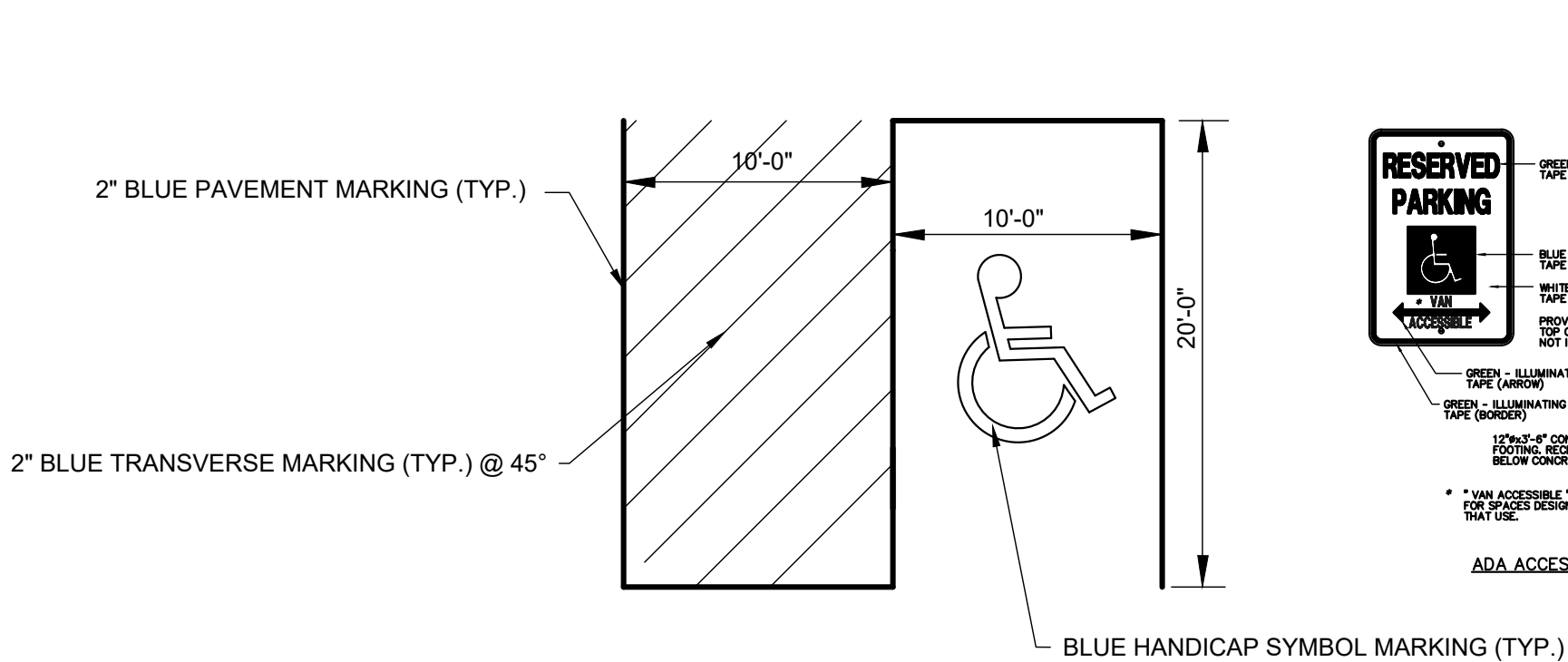
Ⓗ TYPE "B" CURB DETAIL



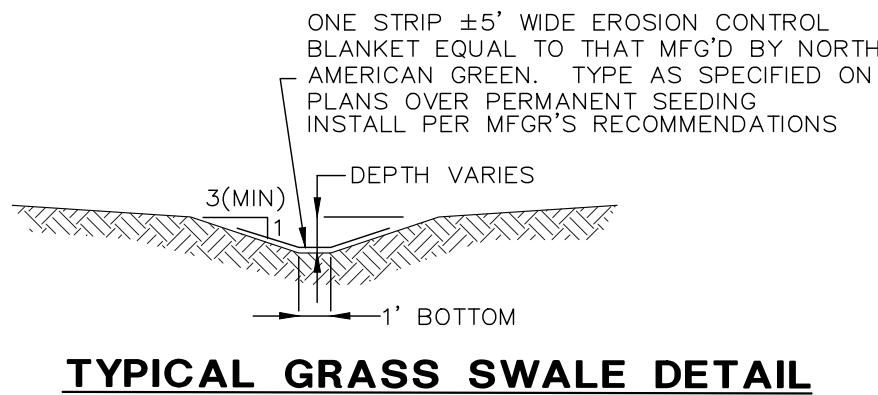
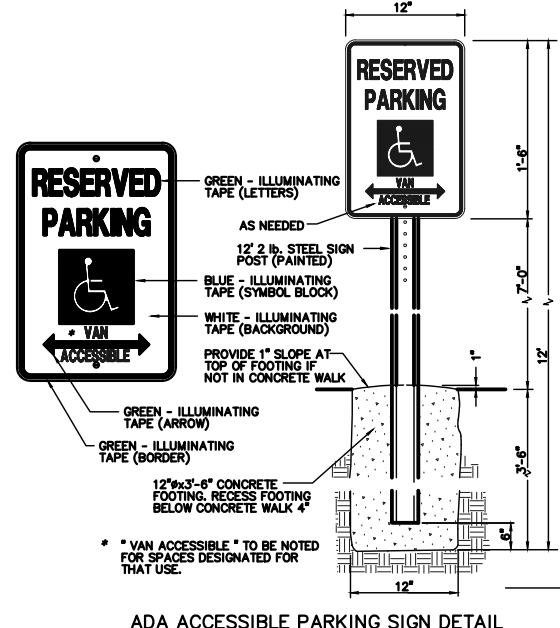
Ⓐ ASPHALT PAVEMENT SECTION
NTS



TYPICAL PARKING STALL DETAIL
NTS



TYPICAL HANDICAP PARKING STALL DETAIL



TYPICAL GRASS SWALE DETAIL

DALE T. KRUSE
P.E. No. PE10100197
STATE OF INDIANA



SITE DETAILS (CONT)

NO.	DATE	ISSUE/REVISED	BY	NO.	DATE	ISSUE/REVISED	BY

KRUSE
CONSULTING
Civil Engineers & Land Surveyors
7384 Business Center Drive
Avon, Indiana 46123-9531
(317) 272-5508 • Fax: (317) 272-2410

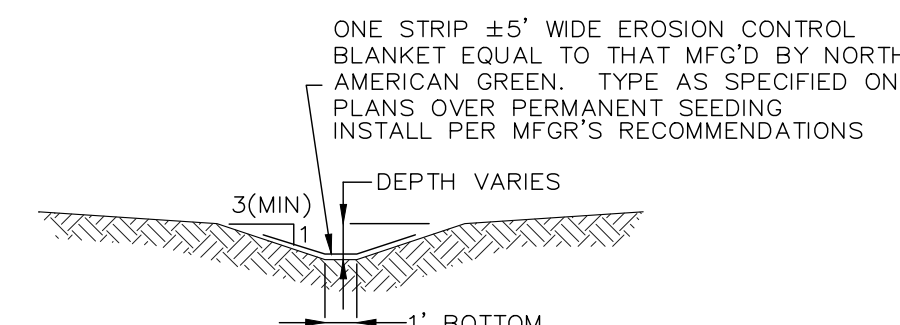
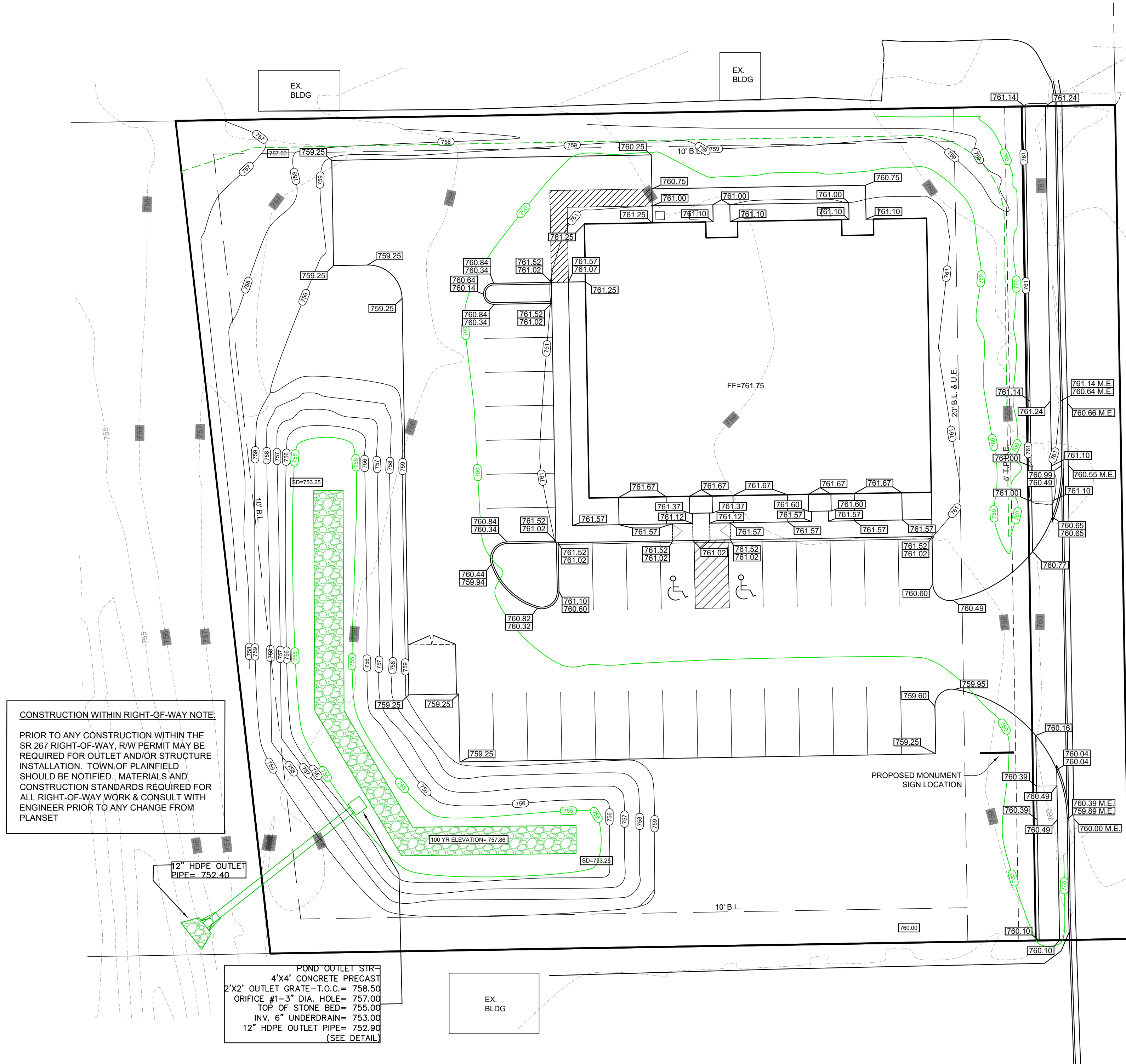
PROJECT:

**PROPOSED COMMERCIAL BUILDING
3832 CLARKS CREEK RD.
PLAINFIELD, INDIANA 46168**

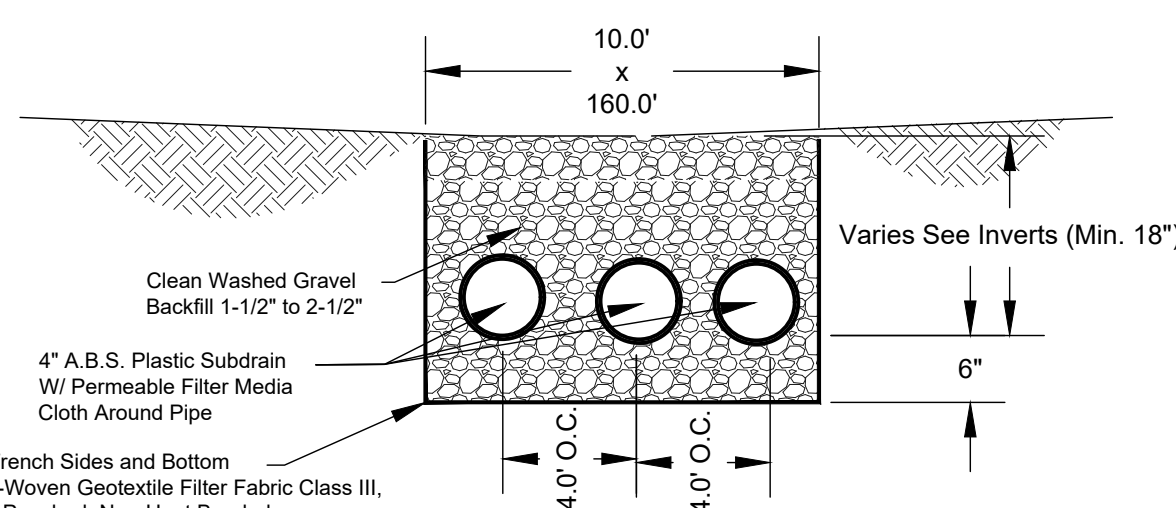
OWNER:

**BRIAN & LISA GOOD
6903 MOCKERNUT CT.
PLAINFIELD, INDIANA 46168**

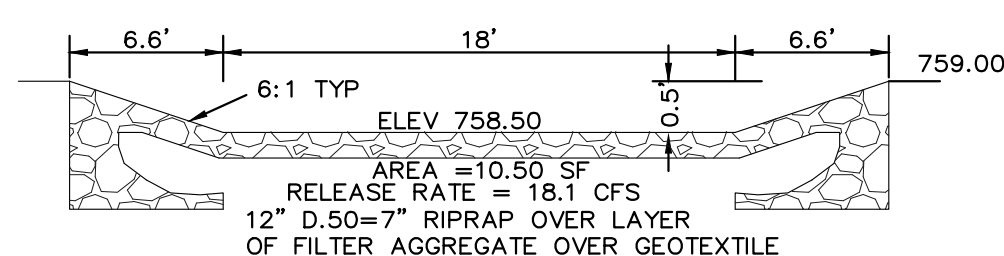
DATE:	06-25-2026
DRAWN:	JTB
JOB:	0050 DPR & PRIMARY PLAT
LOCATION:	PLAINFIELD
TWP:	GUILFORD
SEC:	25-15N-1E
CO:	HENDRICKS
SHEET	C104



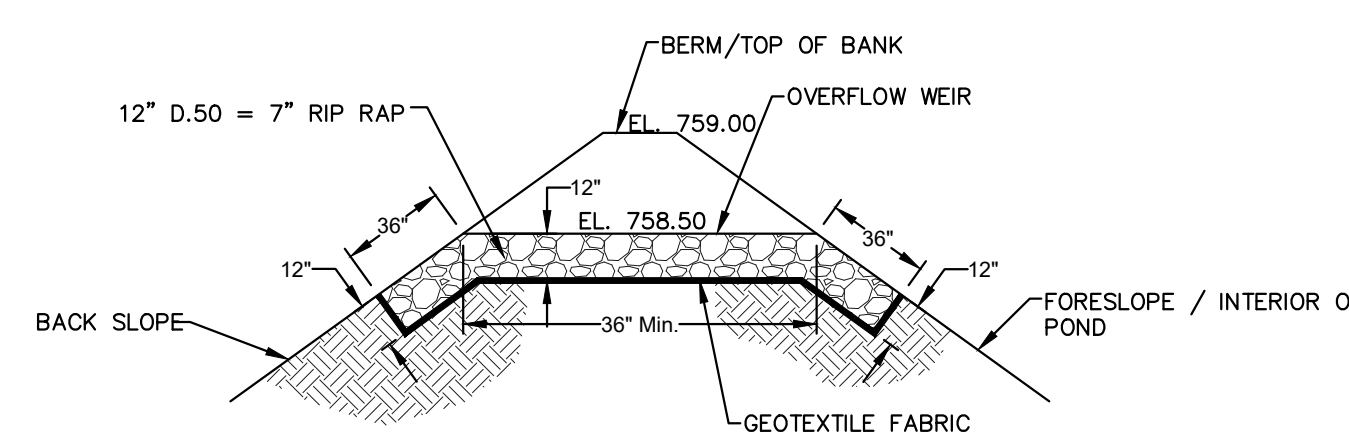
TYPICAL GRASS SWALE DETAIL



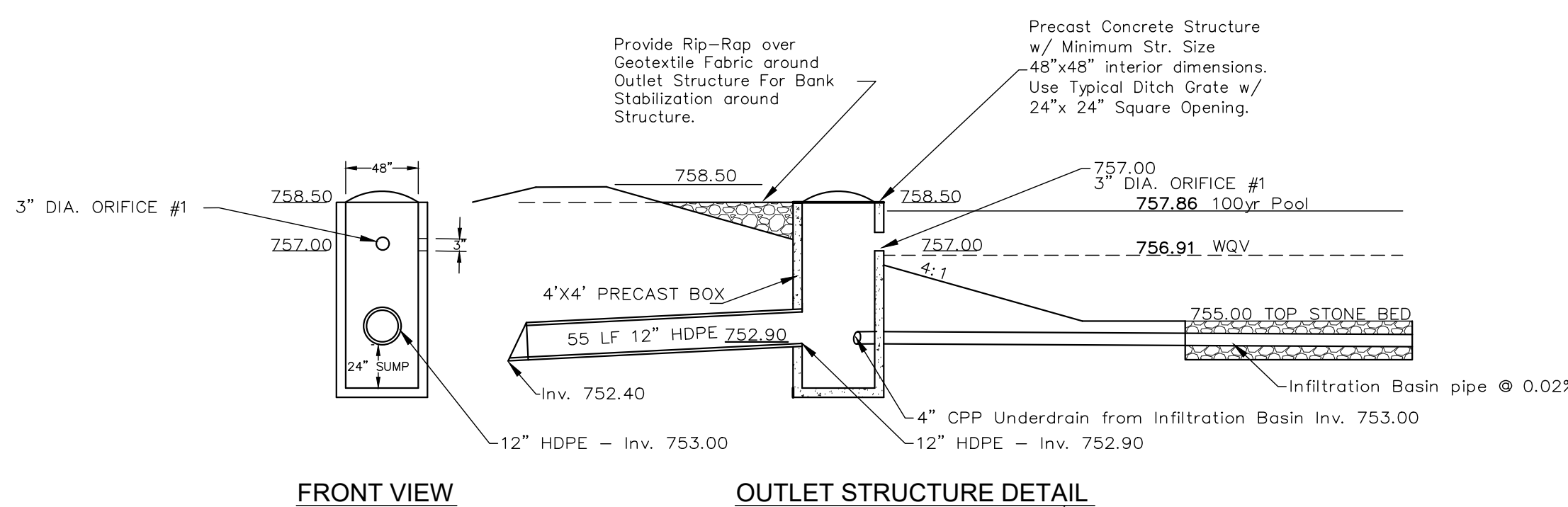
TYPICAL INFILTRATION DITCH DETAIL



EMERGENCY OVERFLOW WEIR DETAIL

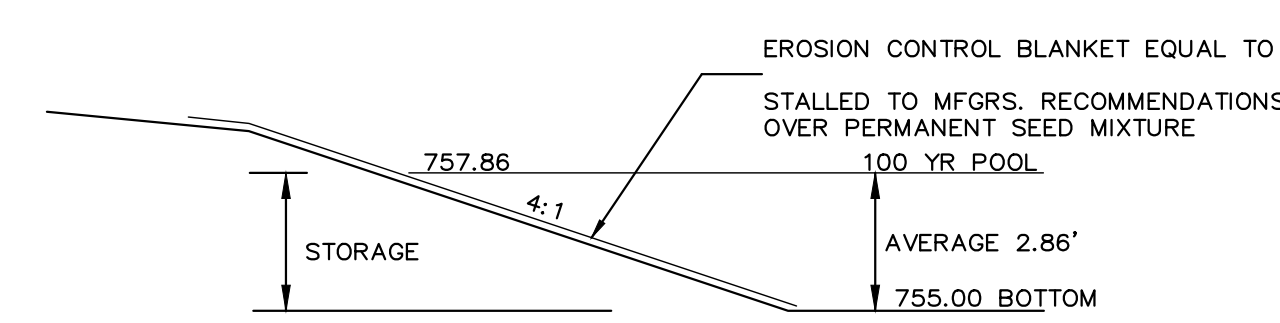


STORAGE BASIN OVERFLOW STRUCTURE SECTION DETAIL



FRONT VIEW

OUTLET STRUCTURE DETAIL



SECTION AT STORAGE BASIN PERIMETER

ALL GRADES AT BOUNDARY SHALL MEET EXISTING GRADES.

IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO THE PHASE OF WORK. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATION OF EACH UTILITY. BEFORE WORK IS STARTED, THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.

THE SIZE AND LOCATION OF EXISTING UTILITIES SHOWN ARE PER INFORMATION PROVIDED BY THE RESPECTIVE UTILITY COMPANIES & FIELD SURVEY.

TEMPORARY TRAFFIC CONTROL, DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.

CONTRACTOR SHALL MINIMIZE DAMAGE TO EXISTING TREES.

REMOVE AND BACKFILL ALL AREAS WHERE ANY FIELD TILE CROSSES PROPOSED BUILDING PADS. ALL FIELD TILES INTERCEPTED TO BE PERPETUATED INTO STORM SEWER SYSTEM OR POND. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER IN ANY CIRCUMSTANCES WHERE THIS CANNOT BE ACCOMPLISHED.

PROVIDE POSITIVE DRAINAGE IN ALL AREAS. PAVING CONTRACTOR SHALL TEST FOR ANY PONDING CONDITIONS AFTER INSTALLATION AND CORRECT.

PROVIDE SMOOTH TRANSITION FROM NEW AREAS TO EXISTING FEATURES.

IN ALL AREAS WHERE PROPOSED ASPHALT PAVEMENT MEETS THE EXISTING PAVEMENT THE EXISTING PAVEMENT EDGE SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL.

THE CONTRACTOR MUST TAKE PARTICULAR CARE WHEN EXCAVATING IN AND AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS BY UTILITY CONTRACTORS AND/OR UTILITY COMPANIES SO NOT TO CAUSE DAMAGE.

ALL AREAS WHERE THE EXISTING PAVEMENT OR PAVEMENTS ARE DAMAGED BY CONSTRUCTION FROM TRAFFIC, SHALL BE RESURFACED OR RECONSTRUCTED AT LEAST TO THEIR ORIGINAL CONDITION AFTER THE CONSTRUCTION WORK IS COMPLETED.

Legend

- U & D E --- Ingress/Egress, Utility and Drainage Easements
- B.L. --- Building Setback
- 880 --- Existing Contour
- 880 --- Proposed Contour
- 000.00 Proposed Top of Curb Grade
- 000.00 Proposed Edge of Pavement Grade
- 000.00 ± Proposed Spot Grade at approximate Existing Grade
- ← Proposed Drainage Flow
- ← Flood Routing
- ← Flood Ponding Area
- SSD --- Existing Sub-Surface 6" Drain Tile

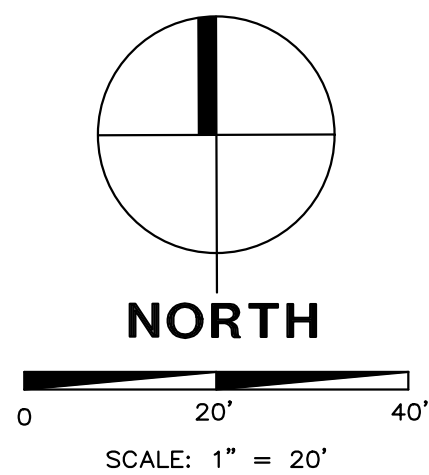
BENCHMARK:

PRIOR TO CONSTRUCTION, KRUSE CONSULTING WILL SET CONSTRUCTION CONTROL FOR USE.

(TBM)ELEVATION = _____ NAVD 88

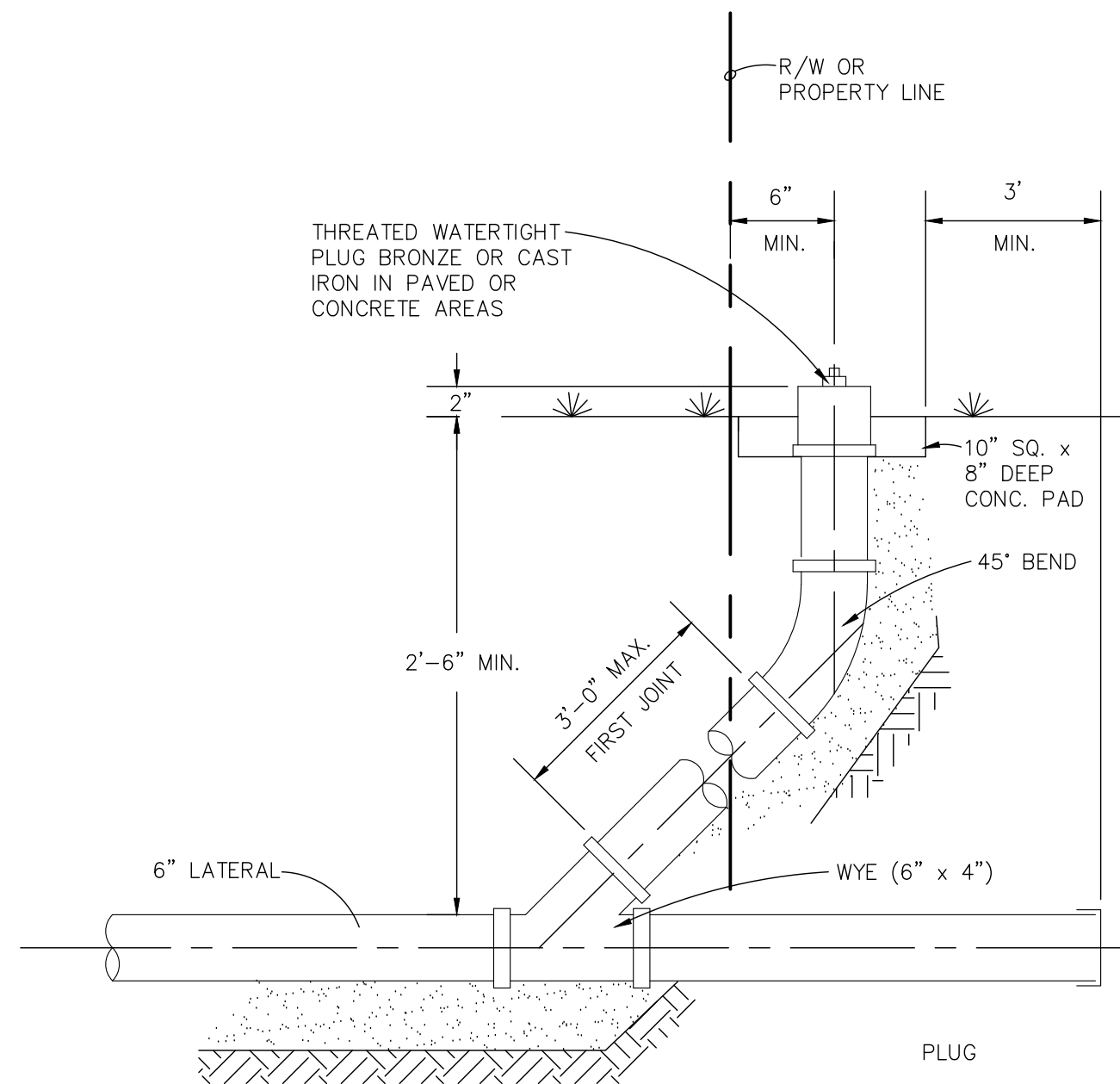


Know what's below.
Call before you dig.



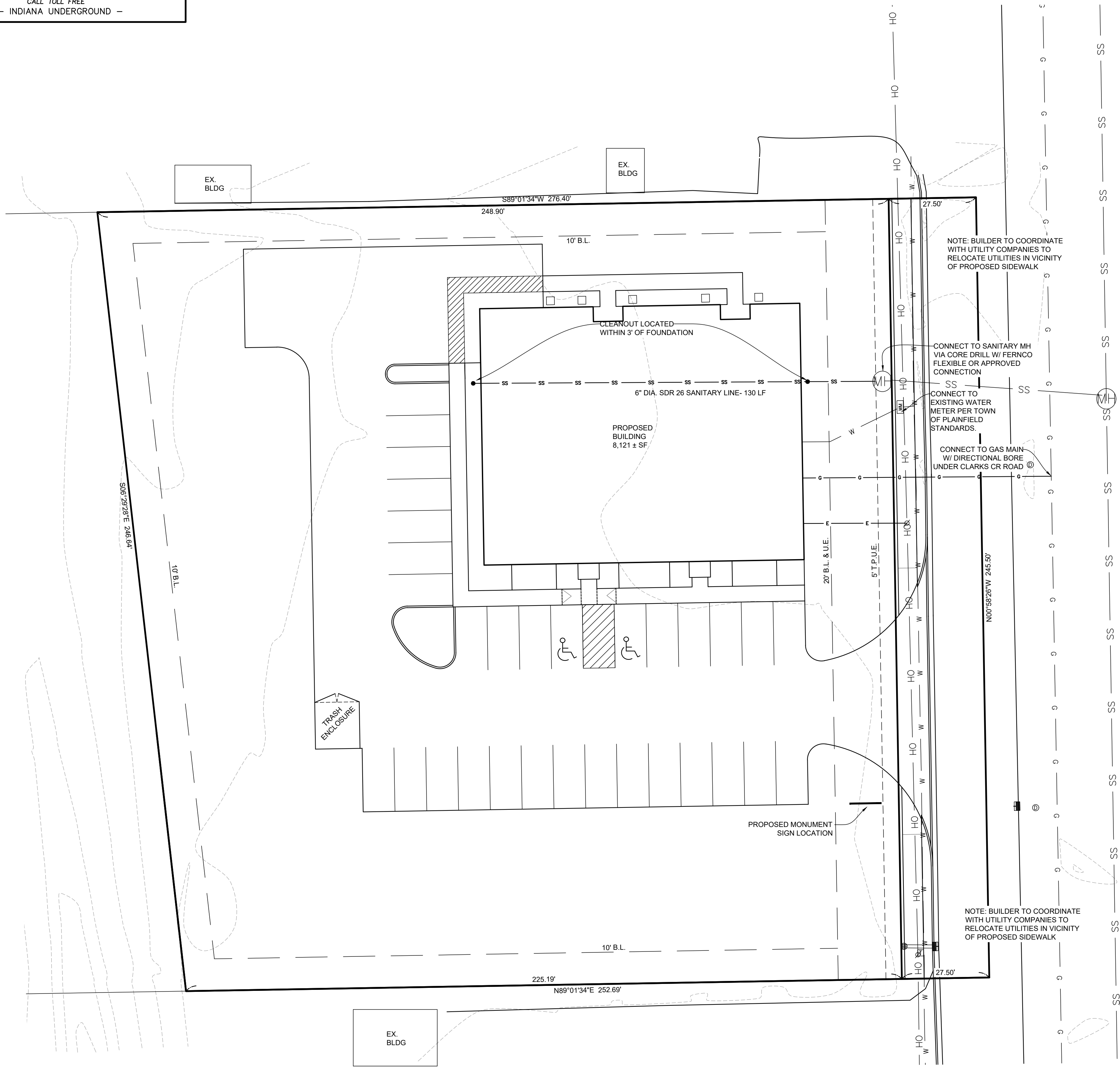
CAUTION !!

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.
1-800-382-5544
CALL TOLL FREE
— INDIANA UNDERGROUND —



CLEANOUT DETAIL

(N.T.S.)



Legend

- Legend**
- EXISTING STORM SEWER MANHOLE
 - EXISTING SANITARY SEWER MANHOLE
 - EXISTING ELECTRICAL BOX
 - EXISTING TELEPHONE PEDESTAL
 - EXISTING HYDRANT
 - EXISTING SANITARY SEWER
 - EXISTING GAS LINE
 - EXISTING TELEPHONE LINE
 - EXISTING WATER LINE
 - EXISTING OVERHEAD UTILITY LINE
 - EXISTING UNDERGROUND CABLE LINE
 - EXISTING UNDERGROUND ELECTRIC LINE
 - EXIST. 18" RCP
 - EXISTING STORM SEWER
 - EXISTING SURFACE DRAIN INLET
 - EXISTING POWER POLE W/ GUY WIRE
 - EXISTING LIGHT POLE W/ GUY WIRE
 - PROPOSED SANITARY SEWER
 - PROPOSED GAS LINE
 - PROPOSED TELEPHONE LINE
 - PROPOSED WATER LINE

UTILITY PLAN GENERAL NOTES:

IT SHALL BE THE SUBCONTRACTOR'S RESPONSIBILITY TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO THE PHASE OF WORK. IT SHALL ALSO BE THE SUBCONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATION OF EACH UTILITY BEFORE WORK IS STARTED. EACH SUBCONTRACTOR SHALL NOTIFY IN WRITING KRUSE CONSULTING, INC. OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN FIELD BEFORE WORK IS STARTED OR RESUMED.

ALL MATERIALS AND CONSTRUCTION FOR SANITARY SEWERS SHALL BE IN ACCORDANCE WITH TOWN OF PLAINFIELD STANDARDS AND SPECIFICATIONS.

ALL MATERIALS AND CONSTRUCTION FOR STORM SEWERS SHALL BE IN ACCORDANCE WITH TOWN OF PLAINFIELD STANDARDS AND SPECIFICATIONS.

ALL MATERIALS AND CONSTRUCTION FOR WATER MAINS SHALL BE IN ACCORDANCE WITH TOWN OF PLAINFIELD STANDARDS AND SPECIFICATIONS.

ANY PART OF THE SANITARY OR STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVED AREAS TO BE BACKFILLED WITH GRANULAR MATERIAL.

TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.

ALL WATER MAINS TO HAVE 54" MINIMUM COVER OVER TOP OF PIPE.

WATER SERVICE LINE TO THE BUILDING SHALL HAVE A SHUT-OFF VALVE IN AN ACCESSIBLE LOCATION OUTSIDE OF THE BUILDING. (APPLIES TO COMMERCIAL ONLY)

STERILIZATION OF WATER MAIN SHALL BE IN ACCORDANCE WITH STATE BOARD OF HEALTH AND THE TOWN OF PLAINFIELD STANDARDS AND SPECIFICATIONS.

WATER NOTE:
RPZ BACKFLOW PREVENTION DEVICE REQ'D FOR EACH BUILDING PER TOWN OF PLAINFIELD SPECIFICATION

SANITARY SEWER NOTE:
SANITARY SEWER INVERTS NOT READILY AVAILABLE. CONTRACTOR TO CONDUCT CONFIRMATION DIG TO VERIFY ALL INVERTS PRIOR TO CONSTRUCTION

BACKFILL NOTE:
ALL UTILITIES INSTALLED UNDER PAVEMENT AND WITHIN FIVE FEET OF THE EDGE OF PAVEMENT SHALL BE BACKFILLED WITH GRANULAR MATERIAL AND COMPACTED.

UTILITY STATEMENT:

The underground utilities shown have been located from field survey information by others. The surveyor makes no guarantees that the underground utilities comprise all such utilities in the area, either in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

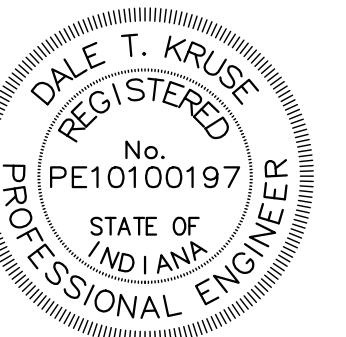
GENERAL NOTE:

ALL CONTRACTORS ARE TO PRE-COORDINATE ALL UTILITY CONNECTION POINTS WITH THE APPROPRIATE PERSON/COMPANY BEFORE INSTALLING OF THEIR OWN PRODUCT OR SERVICE LINE.

POLLUTION CASTING NOTE:

ALL CASTINGS SHALL BE EMBOSSED WITH A POLLUTION PREVENTION MESSAGE, SHOULD CASTINGS ARRIVE ON SITE WITHOUT SUCH MESSAGE, CONTRACTOR SHALL PERMANENTLY AFFIX STORM POLLUTION PREVENTION EMBLEMS TO STORM GRATE &/OR SET IN ADJACENT CONCRETE PRIOR TO THE REMOVAL OF ANY EROSION CONTROL MEASURE.

DALE T. KRUSE
P.E. No. PE10100197
STATE OF INDIANA



UTILITY PLAN

NO.	DATE	ISSUE/REVISED	BY	NO.	DATE	ISSUE/REVISED	BY



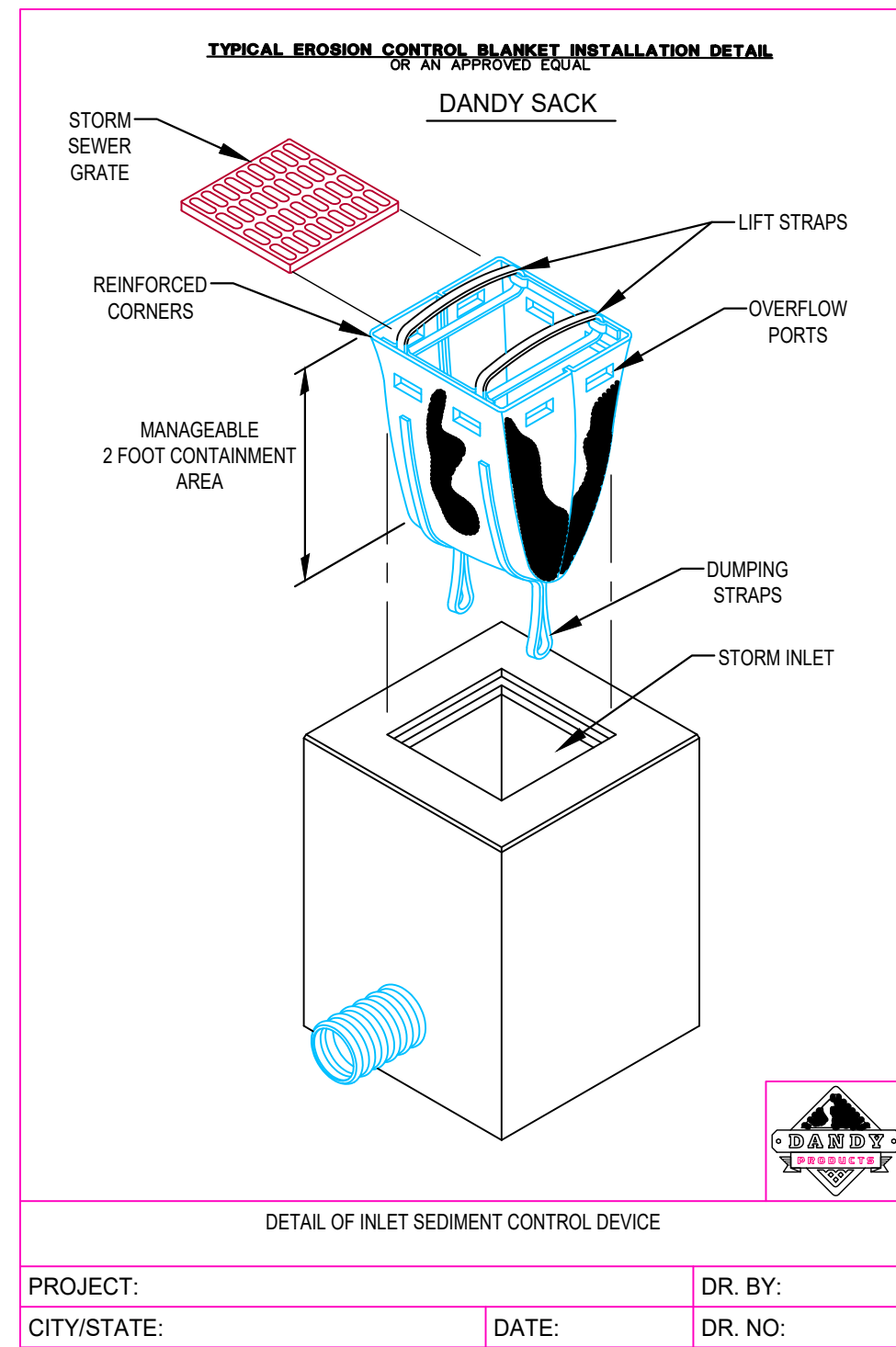
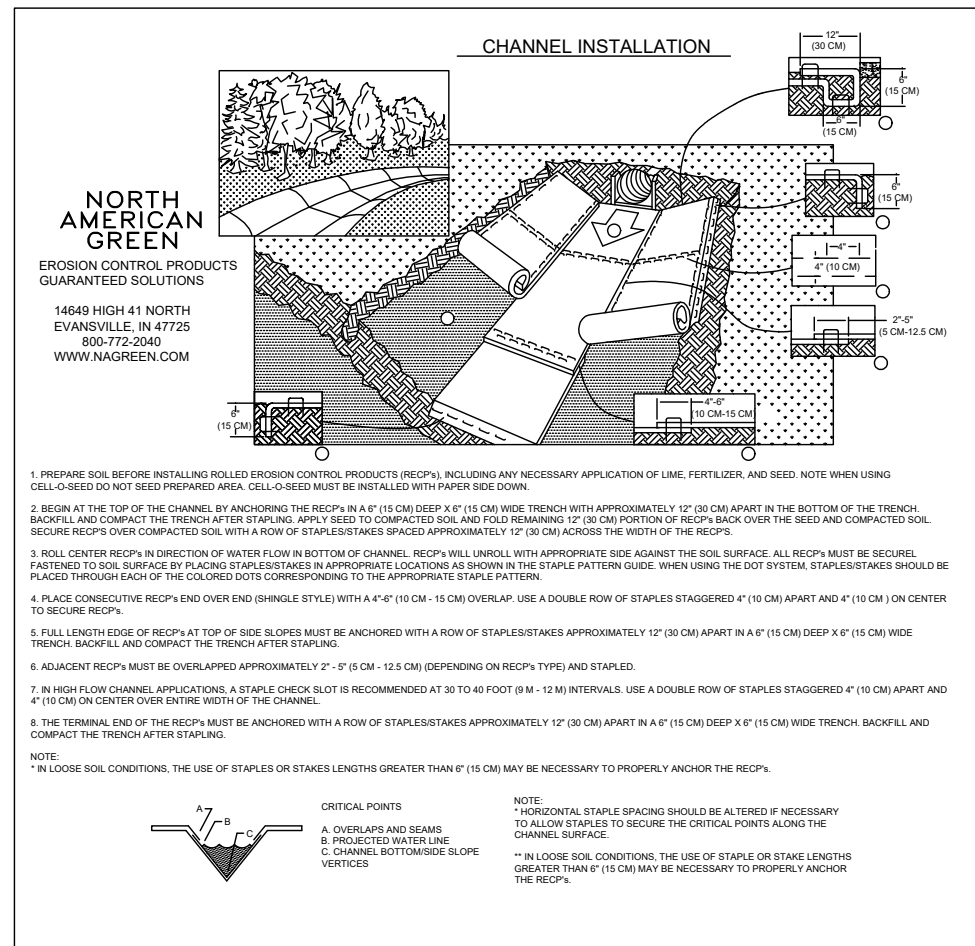
PROJECT:

PROPOSED COMMERCIAL BUILDING
3832 CLARKS CREEK RD.
PLAINFIELD, INDIANA 46168

OWNER:

BRIAN & LISA GOOD
6903 MOCKERNUT CT.
PLAINFIELD, INDIANA 46168

DATE: 06-25-2026
DRAWN: JTB
JOB: 0050 DPR & PRIMARY PLAT
LOCATION: PLAINFIELD
TWP: GULFORD
SEC: 25-15N-1E
CO: HENDRICKS
SHEET C106



DANDY SACK™ EFFECTIVE EROSION CONTROL				
NOTE: THE DANDY SACK™ WILL BE MANUFACTURED IN THE U.S.A. FROM A NOVEN NONWOVEN FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:				
REGULAR FLOW DANDY SACK™ (BLACK)				
Mechanical Properties	Test Method	Units	MARV	
Grab Tensile Strength	ASTM D 4632	kN (lbf)	1.78 (400)	1.40 (315)
Grab Tensile Elongation	ASTM D 4632	%	15	15
Puncture Strength	ASTM D 4633	kN (lbf)	0.67 (150)	0.67 (150)
Mullen Burst Strength	ASTM D 3786	kPa (lbf/ft²)	5556 (800)	5556 (800)
Tripesoid Tear Strength	ASTM D 4553	kN (lbf)	0.67 (150)	0.73 (165)
UV Resistance	ASTM D 4355	%	90	90
Apparent Opening Size	ASTM D 4751	mm (US Std Sieve)	0.425 (40)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gal/min/ft²)	5802 (70)	5802 (70)
Permeability	ASTM D 4491	Sec⁻¹	0.90	0.90
HI-FLOW DANDY SACK™ (SAFETY ORANGE)				
Mechanical Properties	Test Method	Units	MARV	
Grab Tensile Strength	ASTM D 4632	kN (lbf)	1.62 (365)	1.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24	10
Puncture Strength	ASTM D 4633	kN (lbf)	0.40 (90)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (lbf/ft²)	5556 (800)	5556 (800)
Tripesoid Tear Strength	ASTM D 4553	kN (lbf)	0.51 (115)	0.33 (75)
UV Resistance	ASTM D 4355	%	90	90
Apparent Opening Size	ASTM D 4751	mm (US Std Sieve)	0.425 (40)	0.425 (40)
Flow Rate	ASTM D 4491	l/min/m² (gal/min/ft²)	5802 (70)	5802 (70)
Permeability	ASTM D 4491	Sec⁻¹	2.1	2.1

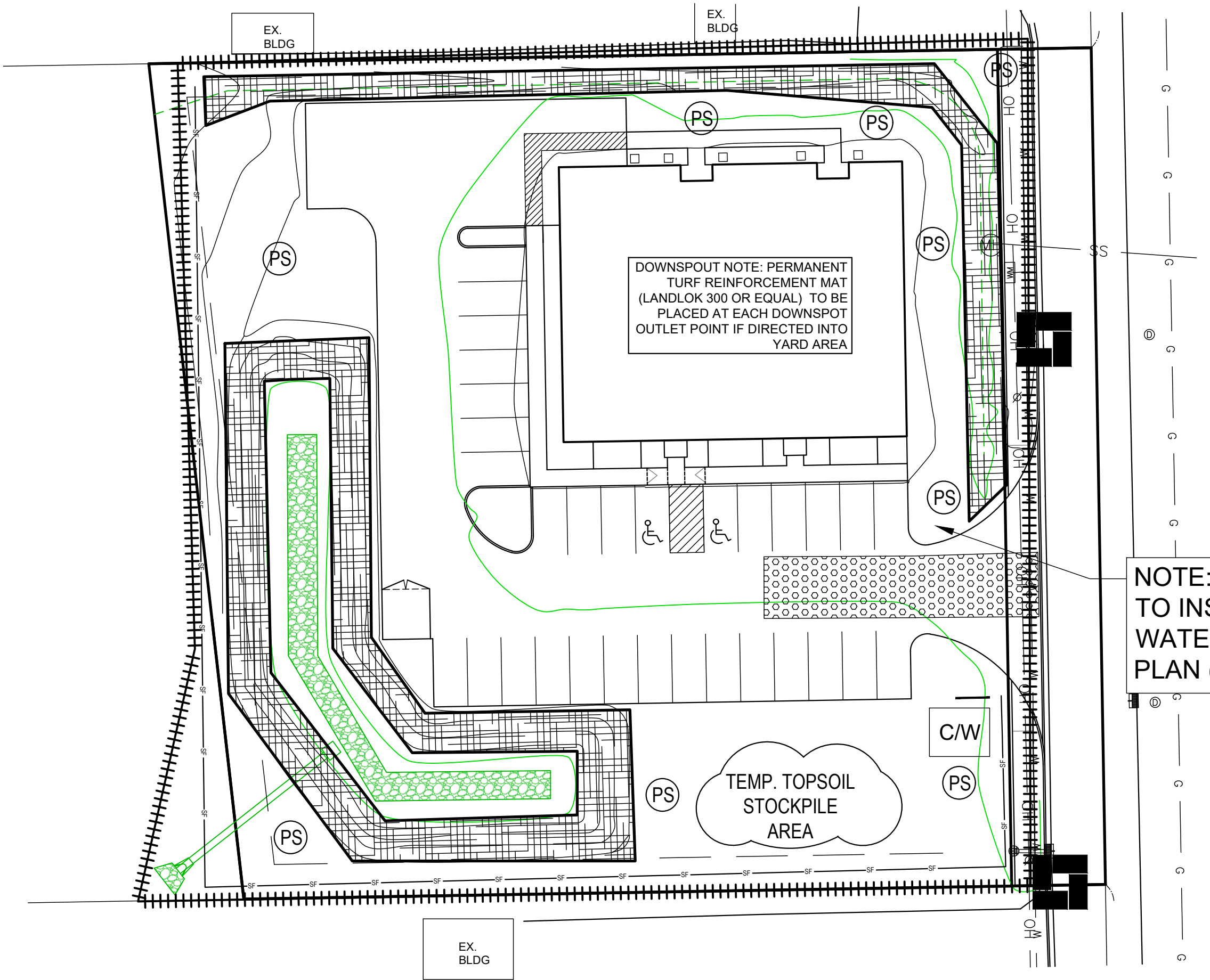
*Note: All Dandy Sacks™ Shall be ordered with oil absorbent pillows

DANDY SACK INLET PROTECTION DETAIL

BEFORE ANY EARTH DISTURBING ACTIVITIES INCLUDING INSTALLATION OF SEDIMENT AND EROSION CONTROL MEASURES, A PRE-CONSTRUCTION MEETING WITH THE TOWN, DEVELOPER, CONTRACTOR, SEDIMENT AND EROSION CONTROL INSTALLER AND THE QUALIFIED INDIVIDUAL FOR THE SEDIMENT AND EROSION CONTROL WILL NEED TO BE HELD. THE PRE-CONSTRUCTION MEETING WILL NEED TO BE SETUP 72 HOURS BEFORE COMMENCEMENT OF ACTIVITIES.

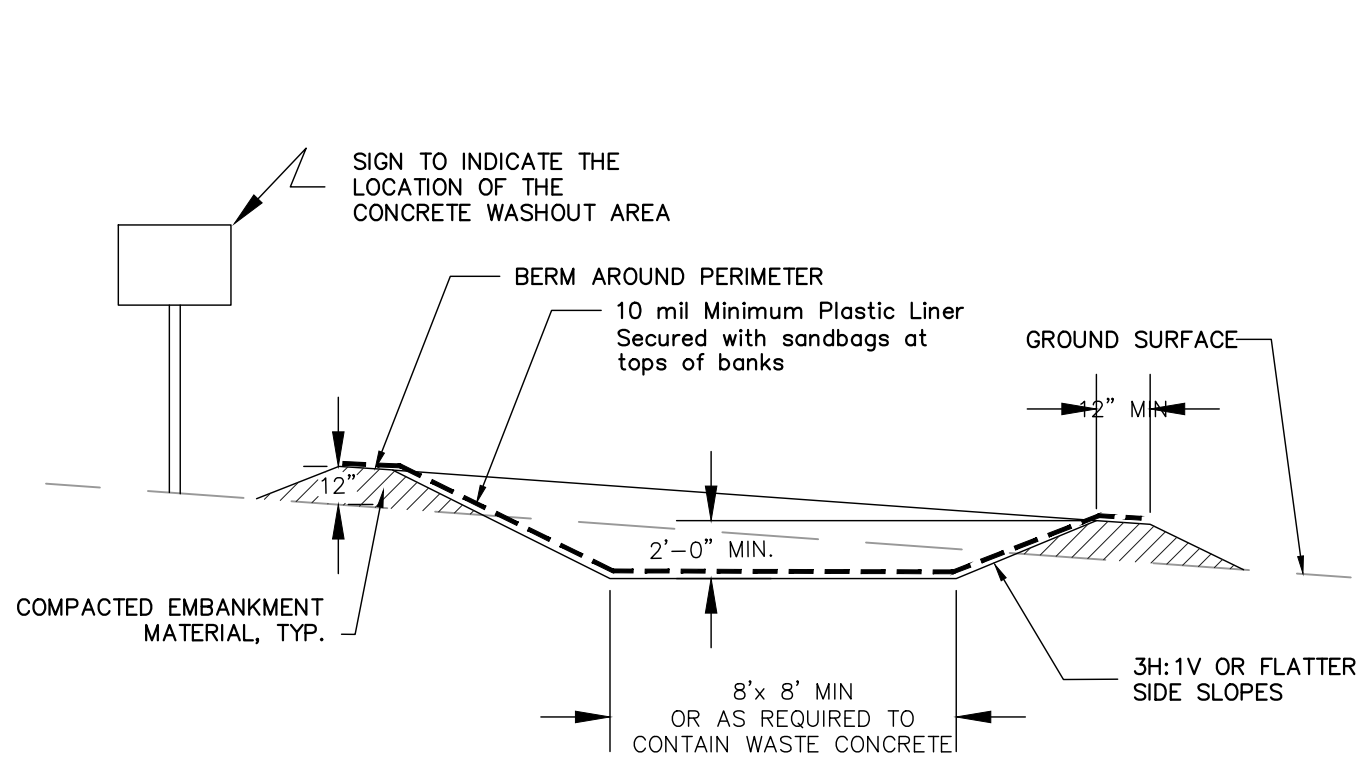
Inspections Note: of erosion and sediment control measures must be completed at least once a week and the following business day following a storm event that measures 0.5 inches or greater in precipitation. Logs shall be kept on file in the event the MS4 inspector requests to see them.

Silt Fence- Inspector to verify continuous coverage & insure that any silt build-up greater than 25% the height of the fabric shall be removed prior to the next rain event.
Concrete Washout- Inspections to CW/O area to be made prior to any concrete pour, if area is beyond 75% capacity, clean out shall occur before concrete pouring resumes.
Dandy Sacks- Inspector to verify cleanliness after each rain event of measurable quantity & replace if silt has collected from such event.
Erosion Control Blanket- Inspector to confirm that mat is fully bedded on surface, if any portion appears to have dislodged, restake and inspect after next rain event.
Turf Reinforcement Mat-Inspector to confirm that mat is fully bedded on surface, if any portion appears to have dislodged, restake and inspect after next rain event.



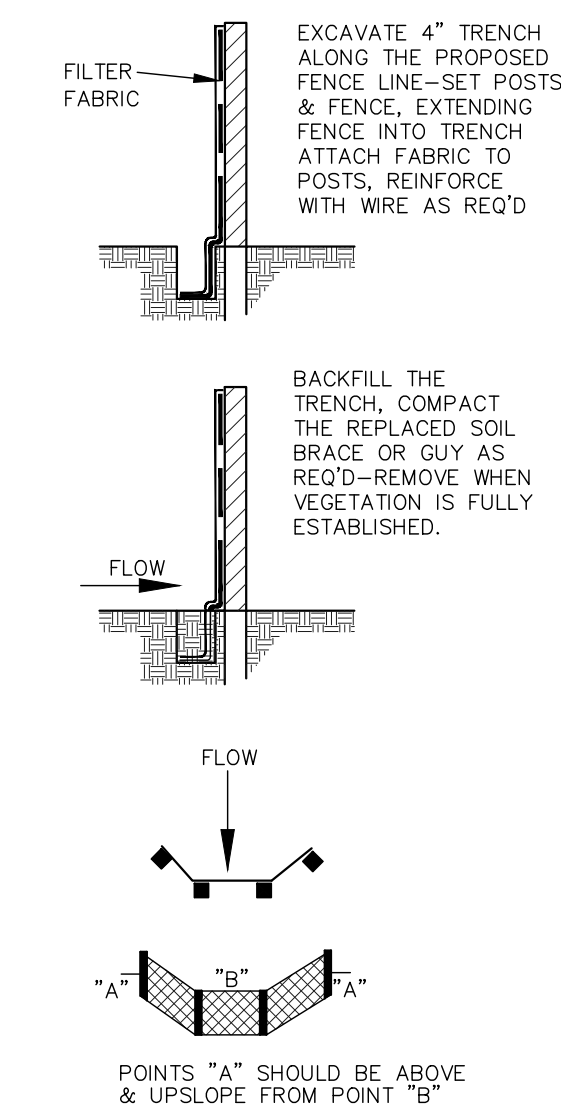
NOTE: CONTRACTOR TO INSTALL STORM WATER PROTECTION PLAN (SWPP) MAILBOX

NOTE: ALL DISTURBED AREAS MUST BE TOP DRESSED WITH A MINIMUM OF 4" TOPSOIL PRIOR TO SEEING

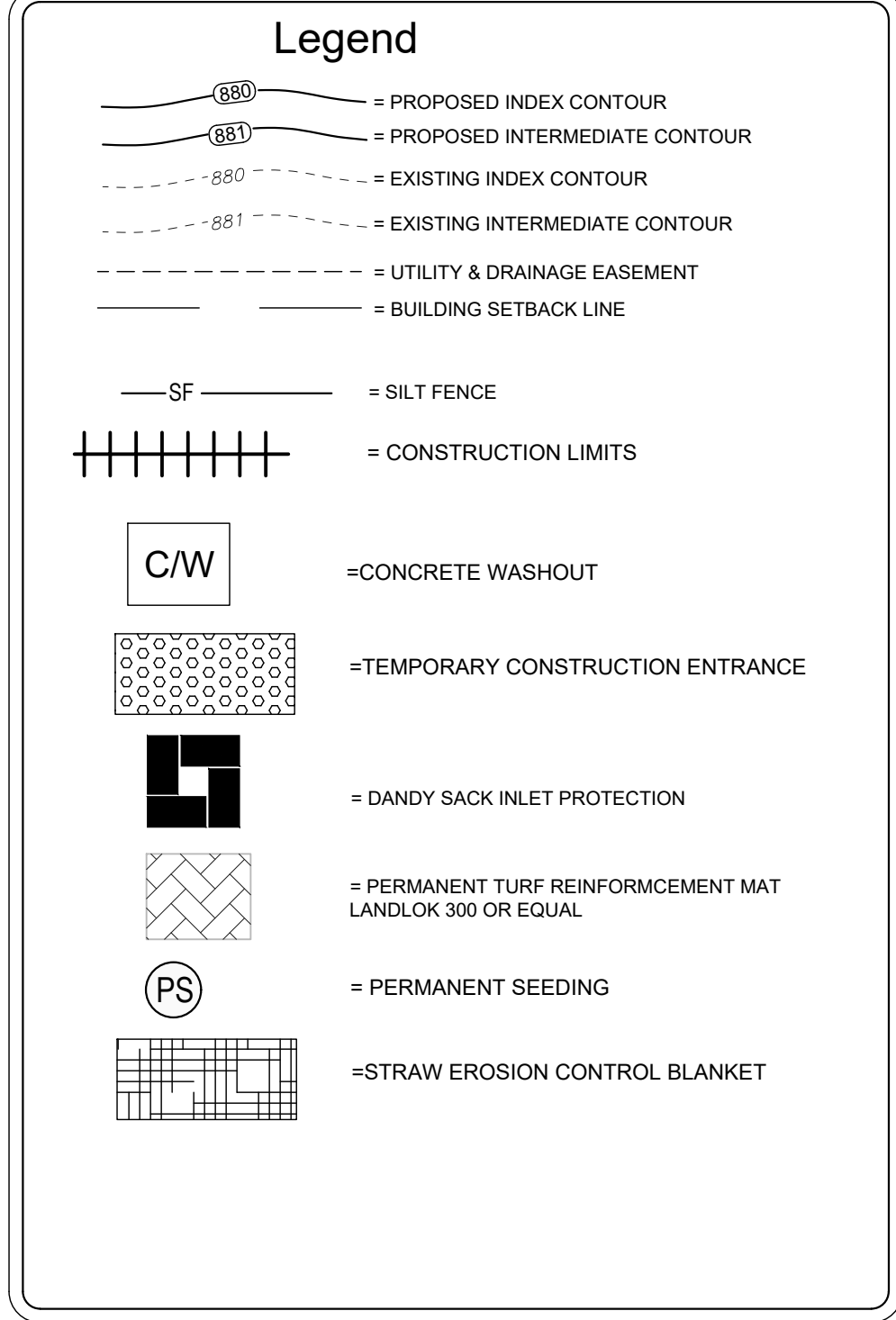


Concrete Washout Area

- NOTES:
- CONCRETE WASHOUT AREA SHALL BE INSTALLED PRIOR TO ANY CONCRETE PLACEMENT ON SITE.
 - VEHICLE TRACKING CONTROL (SEE ENTRANCE DETAIL) IS REQUIRED IF ACCESS TO CONCRETE WASHOUT AREA IS OFF PAVEMENT. ACCESS SHOULD PROVIDE A STABLE APPROACH TO CLEANWATER AREA.
 - SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE WASHOUT AREA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CONCRETE WASHOUT AREA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
 - THE CONCRETE WASHOUT AREA SHALL BE REPAIRED AND ENLARGED OR CLEANED OUT AS NECESSARY TO MAINTAIN CAPACITY FOR WASTED CONCRETE.
 - AT THE END OF CONSTRUCTION, ALL CONCRETE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF AT AN ACCEPTED WASTE SITE.
 - WHEN THE CONCRETE WASHOUT AREA IS REMOVED, THE DISTURBED AREA SHALL BE SEEDING AND MULCHED OR OTHERWISE STABILIZED IN A MANNER ACCEPTED BY THE TOWN. WASHOUT WATER IS TO BE TREATED AS WASTEWATER.



SILT FENCE INSTALLATION



Unvegetated areas that are scheduled or likely to be left inactive for 15 days or more must be temporarily stabilized with measures appropriate for the season to minimize erosion potential.

Inspections of erosion and sediment control measures must be completed at least once a week and the following business day following a storm event that measures 0.5 inches or greater in precipitation. Logs shall be kept on file in the event the MS4 inspector requests to see them.

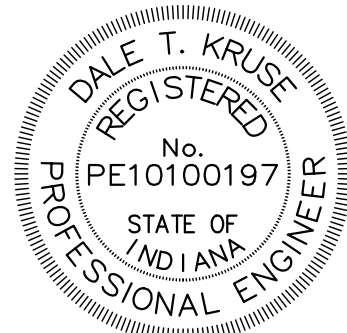
EROSION CONTROL NOTES PER TOWN OF BROWNSBURG:
THE TOWN OF BROWNSBURG RESERVES THE RIGHT TO REQUIRE ADDITIONAL ONSITE CONTROLS AS DEEMED NECESSARY TO MAINTAIN COMPLIANCE WITH 327 IAC 15-5 (RULE 5) AND THE TOWN'S STORMWATER MANAGEMENT ORDINANCE. ALL EROSION AND SEDIMENT CONTROLS, BEST MANAGEMENT PRACTICES AND POLLUTION PREVENTION MEASURES MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE INDIANA STORMWATER QUALITY MANUAL.
PRIOR TO THE REMOVAL OF ANY EROSION CONTROL MEASURE & FILING THE NOT TO IDEM, CONTRACTOR MUST REQUEST A FINAL INSPECTION WITH THE TOWN OF BROWNSBURG AND RECEIVE APPROVAL TO DO SO PER TOWN OF BROWNSBURG CONSTRUCTION STANDARDS 02101, SECTION 3.01(B)
PERENNIAL VEGETATIVE COVER WITH UNIFORM DENSITY OF 70% OR GREATER IS REQUIRED PRIOR TO THE REMOVAL OF ANY TEMPORARY EROSION CONTROL MEASURES



SOILS MAP

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Yc1A	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes	C/D	1.6	100.0%
Totals for Area of Interest			1.6	100.0%

Soil Limitations Table



DALE T. KRUSE
P.E. No. PE10100197
STATE OF INDIANA

EROSION CONTROL PLAN

NO.	DATE	ISSUE/REVISED	BY	NO.	DATE	ISSUE/REVISED	BY



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