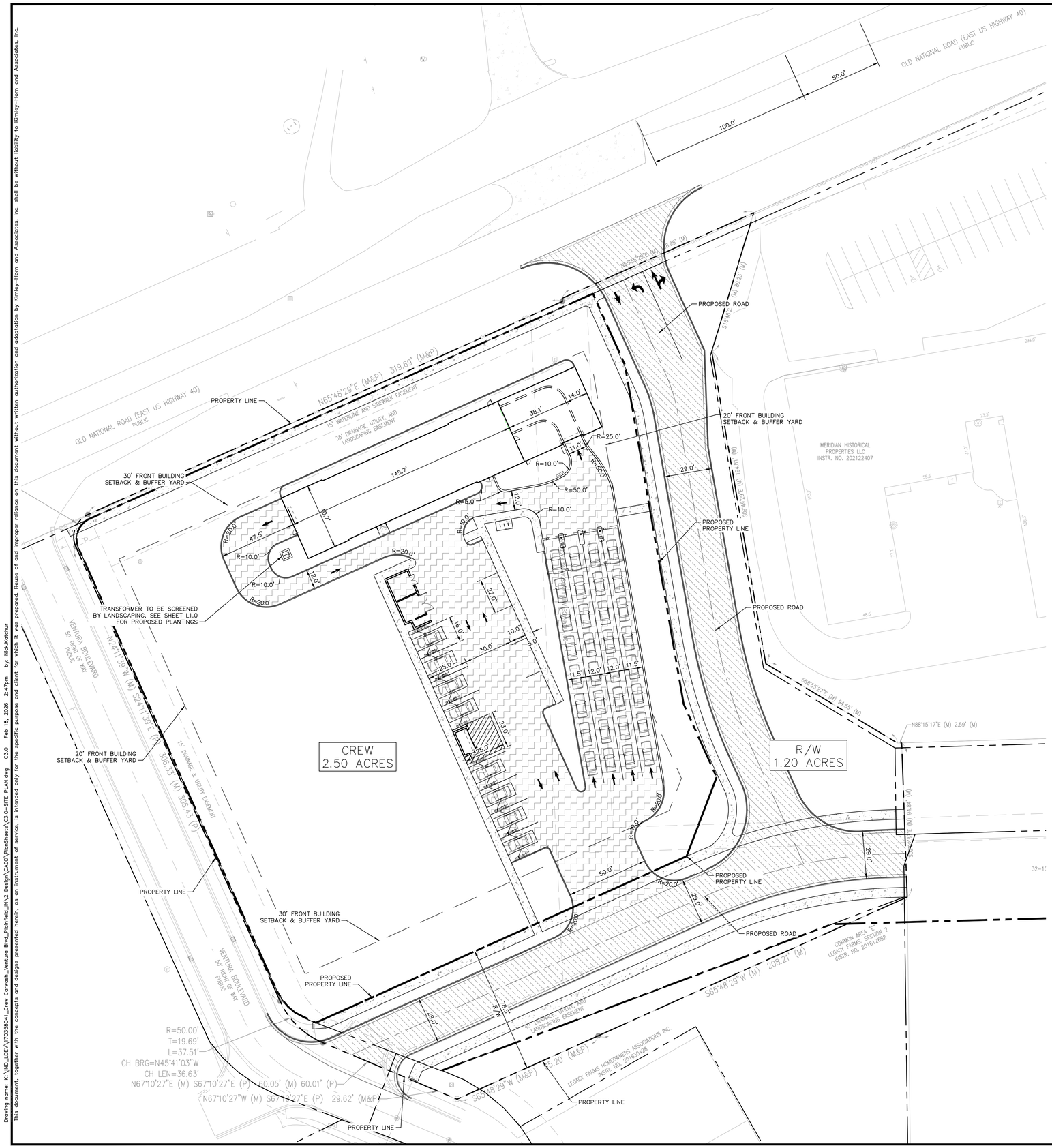

Drawing name: K:\IND_LDEV\170358041_Crew Carwash_Ventura Blvd_Plainfield_IN\2 Design\CADD\PlanSheets\C3.0-SITE PLAN.dwg C3.0 Feb 18, 2026 2:47pm by: Nick.Kotchur

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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
X FENCE LINE	TB	TOP OF BANK
SS SANITARY SEWER	FIB	UNDERGROUND FIBER OPTIC
SD STORM DRAIN	OHE	OVERHEAD ELECTRICAL
W WATER LINE	GAS	UNDERGROUND GAS
TREE LINE	TEL	UNDERGROUND TELEPHONE

PAVING LEGEND

RIGHT OF WAY PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

SITE SUMMARY

SITE ZONING	=	PUD	
SITE ACREAGE	=	3.70 AC.±	
BUILDING AREA	=	7925	SF
BUILDING HEIGHT	=	35	FT
PARKING SPACES (STANDARD) PROVIDED	=	4	SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	1	SPACES
TOTAL PARKING SPACES PROVIDED	=	5	SPACES

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)

SITE NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

No.	REVISIONS	DATE	BY

Kimley»Horn
©2026 KIMLEY-HORN AND ASSOCIATES, INC.
500 EAST 96TH STREET, SUITE 650,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

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

NICHOLAS S. PAPP REGISTERED PROFESSIONAL ENGINEER INDIANA
NOT APPROVED FOR CONSTRUCTION

Crew CARWASH

SITE PLAN

CREW CARWASH
US 40 & VENTURA BLVD.
PLAINFIELD IN 46168

ORIGINAL ISSUE: 10/23/2025
KHA PROJECT NO. 170358043
SHEET NUMBER
C3.0