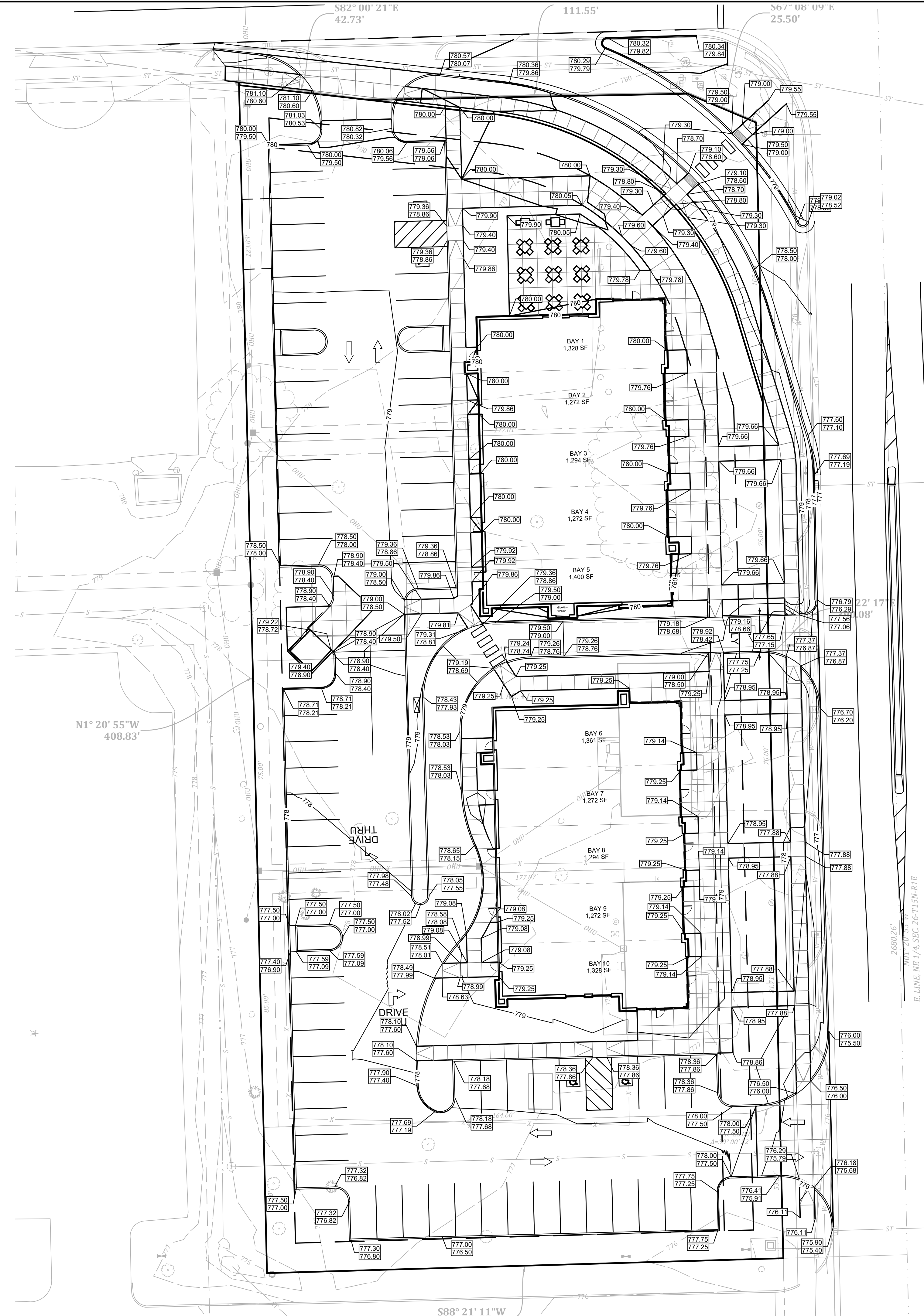


Shreeb P.: 2023\23037\Engineering\Cadd\Sheet Files\DP\23037-Grading-DP.dwg Sep 18, 2023 - 6:54am



EXISTING LEGEND

X	BUILDING
OHU	FENCE LINE
ST	OVERHEAD UTILITY
SS	STORM SEWER LINE
S	SANITARY SEWER LINE
CATV	UNDERGROUND CABLE TV LINE
E	UNDERGROUND ELECTRIC LINE
UFO	UNDERGROUND FIBER OPTIC LINE
G	UNDERGROUND GAS LINE
T	UNDERGROUND TELEPHONE LINE
W	UNDERGROUND WATER LINE
AC	AIR CONDITIONER
CB	CATV BOX
CON	CONTROL
CI	CURB INLET
CM	COMMUNICATION MANHOLE
CO	CLEANOUT
CT	CONIFEROUS TREE
DT	DECIDUOUS TREE
EB	ELECTRIC BREAKER BOX
EM	ELECTRIC METER
ESB	ELECTRIC SPLICE BOX
ET	ELECTRIC TRANSFORMER
FB	FLAGPOLE/BASKETBALL
FH	FIRE HYDRANT
FOB	FIBER OPTIC BOX
GM	GAS METER
GP	GUY POLE
H	HANDHOLE
LP	LIGHT POLE
MB	MAILBOX
MF	MONUMENT FOUND
MS	MONUMENT SET
P	POST
PP	POWER POLE
SM	SANITARY MANHOLE
SCM	SECTION CORNER MARKER
SN	SIGN
SMH	STORM MANHOLE
TSB	TELEPHONE SPLICE BOX
VC	VERTICAL CONTROL
WM	WATER MANHOLE
WT	WATER METER
WV	WATER VALVE
W	WELL

GRADING LEGEND

100.50	TOP OF CURB GRADE
100.00	BOTTOM OF CURB GRADE
100.00	SPOT GRADING
690	PROPOSED MAJOR CONTOUR
691	PROPOSED MINOR CONTOUR

BENCHMARK

BTM #1
CUT "X" ON NORTHWEST BONNET BOLT OF FIRE HYDRANT IN SOUTHWEST QUADRANT OF TOWNSHIP LINE ROAD AND DAN JONES INTERSECTION APPROXIMATELY 5 FEET WEST OF TRAFFIC SIGNAL POLE. ELEVATION = 780.32 (NAVD 88)

BTM #2
CUT SQUARE ON EAST SIDE OF CONCRETE LIGHT POLE BASE. BASE HAS NO POLE AND IS LOCATED IN THE CENTER OF THE NORTHEAST PARKING LOT FOR THE PLAINFIELD BIBLE CHURCH. ELEVATION = 780.53 (NAVD 88)

- GRADING PLAN NOTES**
1. PROPOSED GRADES SHOWN ARE AT FINISHED SURFACE ELEVATION.
 2. THE MAXIMUM CROSS SLOPE OF AN ACCESSIBLE SURFACE SHALL BE 2.0%. THIS IS AN ABSOLUTE VALUE. SLOPES IN EXCESS OF THIS VALUE ON AN ACCESSIBLE SURFACE WILL NOT BE ACCEPTED.
 3. THE MAXIMUM LONGITUDINAL SLOPE OF AN ACCESSIBLE SURFACE IS 5.0%. THIS IS AN ABSOLUTE VALUE. SLOPES IN EXCESS OF THIS VALUE ON AN ACCESSIBLE SURFACE WILL NOT BE ACCEPTED.
 4. THE MAXIMUM LONGITUDINAL SLOPE OF AN ACCESSIBLE RAMP IS 8.33%. THIS IS AN ABSOLUTE VALUE. SLOPES IN EXCESS OF THIS VALUE ON AN ACCESSIBLE RAMP WILL NOT BE ACCEPTED.
 5. DETECTABLE WARNING ELEMENTS ARE ONLY REQUIRED WHERE A RAMP CROSSES A PUBLIC STREET.
 6. EROSION CONTROL DEVICES, AS SPECIFIED ON THE SWPPP SHEETS SHALL BE INSTALLED AND MAINTAINED AS APPROPRIATE THROUGH OUT THE DURATION OF THE WORK.

Date	
Revisions	
Designated:	Sym. SAB
Drawn:	FGS
Checked:	SAB
Scale:	AS NOTED
Date:	09-18-2023

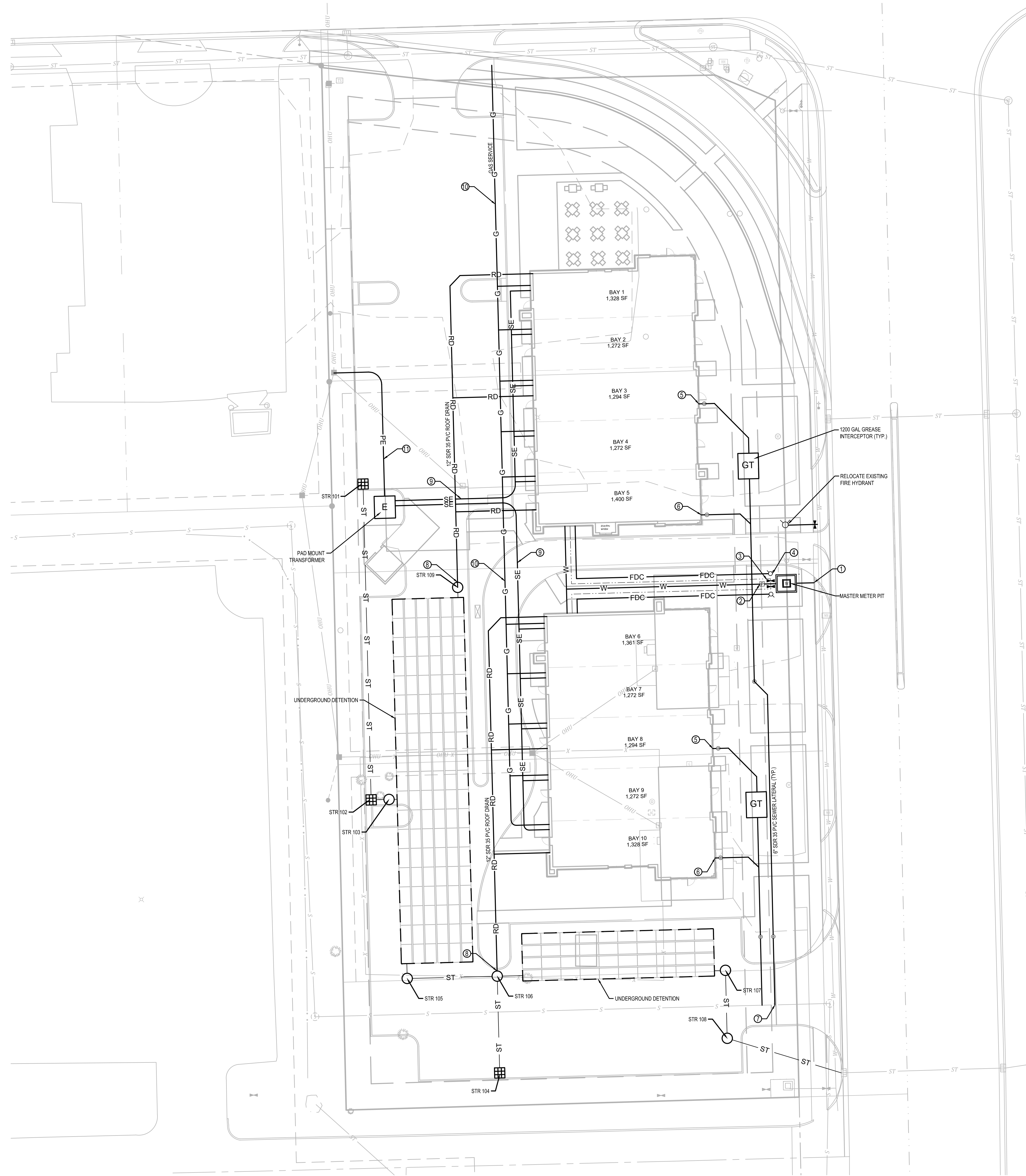
GRADING PLAN
LAKHAN NEIGHBORHOOD RETAIL
782 E DAN JONES RD.
PLAINFIELD, INDIANA 46168

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com



Project No: 23037-DP
Sheet No:

S:\proj\2023\23037\Engineering\Cadd\Sheet_Files\DP\23037-Overall Utility-DP.dwg Sep 18, 2023 - 6:53am



EXISTING LEGEND	
	BUILDING
	FENCE LINE
	OVERHEAD UTILITY
	STORM SEWER LINE
	SANITARY SEWER LINE
	UNDERGROUND CABLE TV LINE
	UNDERGROUND ELECTRIC LINE
	UNDERGROUND FIBER OPTIC LINE
	UNDERGROUND GAS LINE
	UNDERGROUND TELEPHONE LINE
	UNDERGROUND WATER LINE
	AIR CONDITIONER
	CATV BOX
	CONTROL
	CURB INLET
	COMMUNICATION MANHOLE
	CLEANOUT
	DECIDUOUS TREE
	ELECTRIC BREAKER BOX
	ELECTRIC METER
	ELECTRIC SPLICE BOX
	ELECTRIC TRANSFORMER
	FLAGPOLE/BASKETBALL
	FIRE HYDRANT
	FIBER OPTIC BOX
	GAS METER
	GUY POLE
	HANDHOLE
	LIGHT POLE
	MAILBOX
	MONUMENT FOUND
	MONUMENT SET
	POST
	POWER POLE
	SANITARY MANHOLE
	SECTION CORNER MARKER
	SIGN
	STORM MANHOLE
	TELEPHONE SPLICE BOX
	VERTICAL CONTROL
	WATER MANHOLE
	WATER METER
	WATER VALVE
	WELL

PROPOSED LEGEND	
	WATER MAIN
	SANITARY SEWER
	STORM SEWER
	ELECTRIC SERVICE LINE
	GAS SERVICE LINE
	FIRE DEPARTMENT CONNECTION
	ROOF DRAIN
	SANITARY MANHOLE
	STORM STRUCTURES / INLETS
	STORM SEWER
	SURFACE DRAINAGE FLOWLINE
	FLOW DIRECTION
	FIRE HYDRANT & VALVE
	GATE VALVE
	WATERLINE FITTINGS
	WATER METER
	SIGN
	STREET LIGHTS
	STORM STRUCTURE NUMBER
	ELECTRIC TRANSFORMER
	FDC - FIRE DEPT. CONNECTION
	PIV - POST INDICATOR VALVE

- ① TAP EXISTING MAIN AND EXTEND 6" FIRE LINE TO MASTER METER.
- ② INSTALL PIV ON 6" FIRE LINE.
- ③ TAP 6" FIRE LINE WITH 2" DOMESTIC SERVICE AND INSTALL VALVE.
- ④ INSTALL FDC ON FIRE LINE FROM BUILDING.
- ⑤ EXTEND 6" GREASE LINE TO GREASE INTERCEPTOR
- ⑥ EXTEND 6" LATERAL
- ⑦ TAP EXISTING 8" SEWER MAIN AND CONNECT 6" LATERAL
- ⑧ CONNECT 12" PVC ROOF DRAIN TO STORM MANHOLE
- ⑨ EXTEND SECONDARY TO METER BASES ON BUILDING
- ⑩ EXTEND GAS SERVICE TO METERS ON BUILDING
- ⑪ EXTEND PRIMARY FROM POLE TO PAD MOUNT XFMR

OVERALL UTILITY PLAN
 LAKHAN NEIGHBORHOOD RETAIL
 782 E DAN JONES RD.
 PLAINFIELD, INDIANA 46168

BANNING
 ENGINEERING
 853 COLUMBIA ROAD, SUITE #101
 PLAINFIELD, IN 46168
 BUS: (317) 707-3700 FAX: (317) 707-3800
 E-MAIL: Banning@BanningEngineering.com
 WEB: www.BanningEngineering.com



PROJECT NUMBER:
23027

DATE:
06/20/2023

REVISION SCHEDULE:

#	Revision Description	Date Issued

CERTIFICATION:

NOT FOR CONSTRUCTION

SHEET DESCRIPTION:
BUILDINGS 1 & 2 FLOOR PLANS

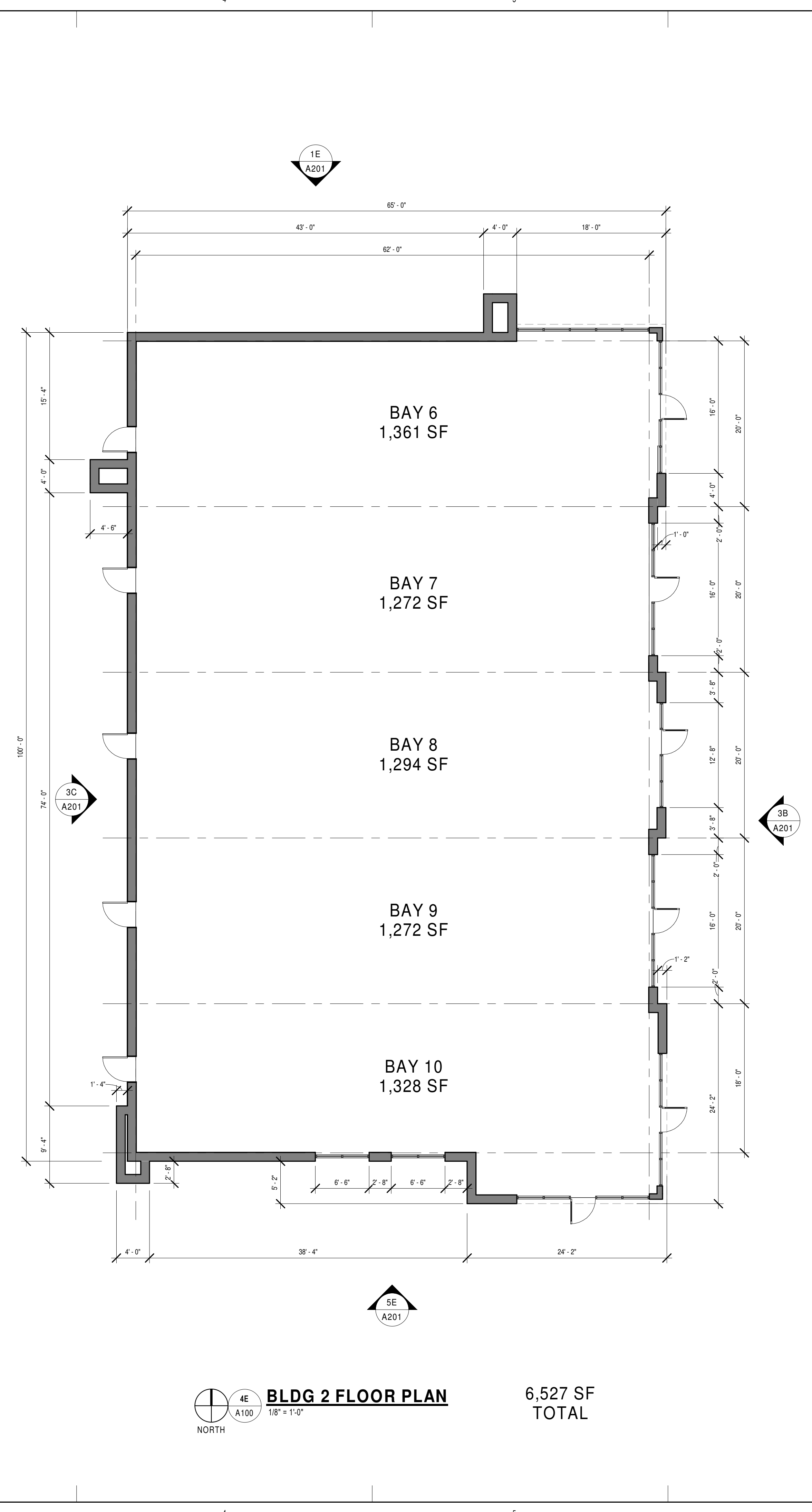
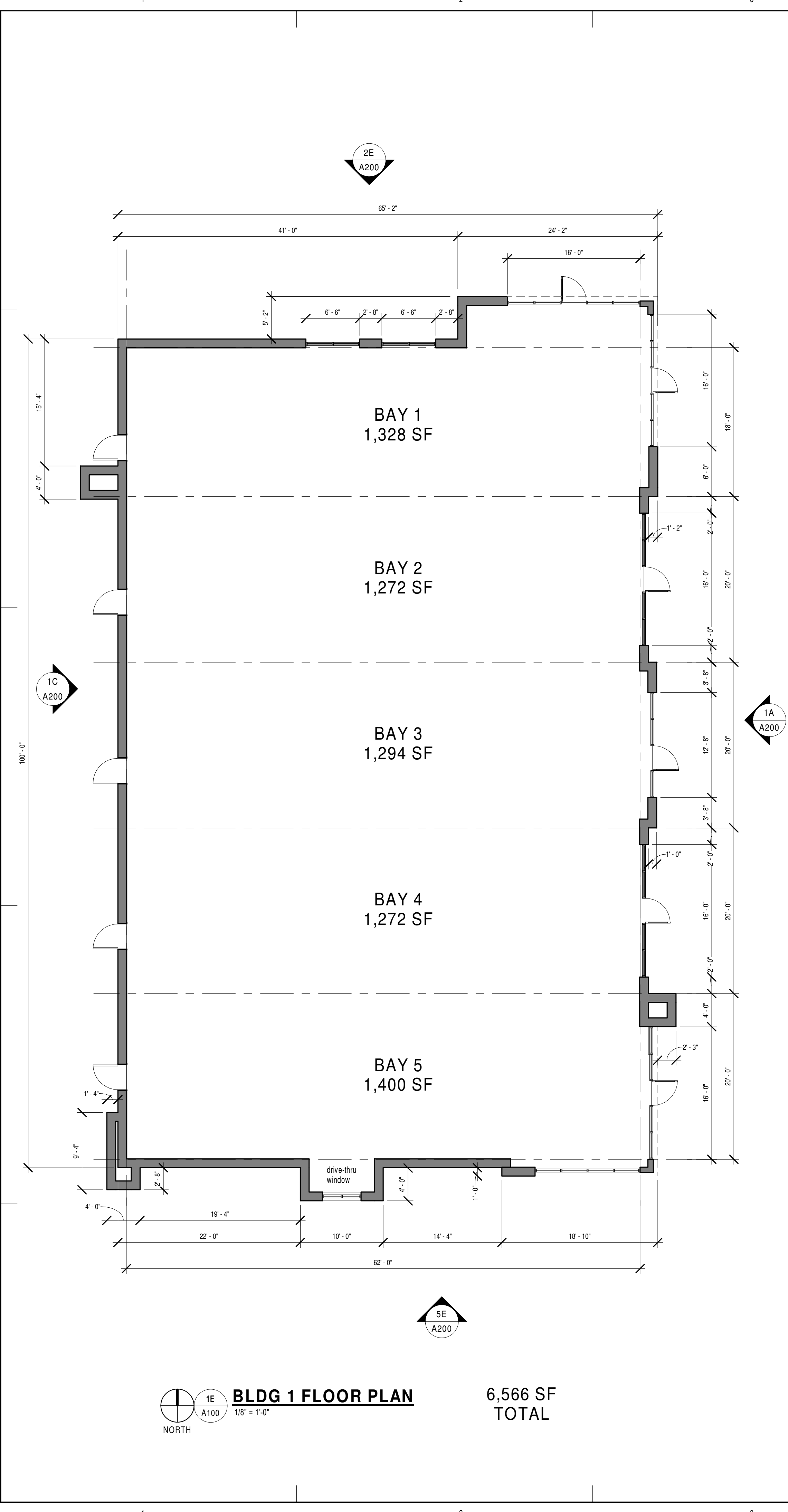
SHEET NUMBER:
A100

THESE DRAWINGS ARE THE PROPERTY OF STUDIO 3 DESIGN, INC. ALL RIGHTS RESERVED

GENERAL FLOOR PLAN NOTES

- A. CONTRACTOR TO FOLLOW ALL BUILDING PROJECT STANDARDS. PROVIDE INTERIM LIFE SAFETY MEASURES AND FOLLOW ALL STATE AND LOCAL BUILDING CODES. IF CONTRARY INSTRUCTIONS ARE CONTAINED HEREIN, REQUEST CLARIFICATION FROM OWNER/ARCHITECT.
- B. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS, JOB CONDITIONS, ETC.
- C. SEE FLOOR PLAN FOR ADDITIONAL NOTES.
- D. ALL DIMENSIONS ARE FROM FACE OF FINISH WALL TO FACE OF FINISH WALL UNLESS OTHERWISE NOTED.
- E. SEE WALL TYPES, DOORS AND HARDWARE SCHEDULES FOR ADDITIONAL INFORMATION.
- F. WHERE DISSIMILAR FLOOR MATERIALS MEET, THEY SHOULD DO SO UNDER THE CENTERLINE OF THE DOOR, UNLESS OTHERWISE NOTED.
- G. SEE TYPICAL DETAILS FOR LOCATION OF HINGE SIDE OF DOOR JAMBS FROM ADJACENT WALLS IN METAL STUD WALLS UNLESS OTHERWISE NOTED.
- H. PROVIDE BLOCKING IN NEW AND EXISTING WALLS FOR ALL WALL SUPPORTED ITEMS. SEE PLANS FOR CASEWORK LOCATIONS.
- I. ALL MATERIALS TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND STANDARD SPECIFICATIONS.
- J. REFER TO ROOM FINISH SCHEDULE FOR ALL REQUIRED FINISH INFORMATION.
- K. WHERE NEW WALL CONSTRUCTION IS REQUIRED ADJACENT TO OR ABUTTING EXISTING CONSTRUCTION, ALIGN FACE OF NEW CONSTRUCTION WITH FACE OF EXISTING CONSTRUCTION. SKIM ENTIRE WALL SURFACE AS REQUIRED TO PROVIDE SMOOTH, FLUSH TRANSITIONS.
- L. PROVIDE CONTROL JOINTS IN ALL RUNS OF GYPSUM BOARD. WALLS OVER 30 FEET IN LENGTH. COORDINATE WITH ARCHITECT PRIOR TO INSTALLATION FOR COMPLIANCE WITH DESIGN INTENT.
- M. PREP ALL WALL SURFACES TO RECEIVE NEW PAINT OR WALL COVERING FINISH. PATCH ALL EXISTING HOLES IN AREAS TO RECEIVE NEW FINISHES. SAND WALLS SMOOTH PRIOR TO PAINTING. PROVIDE BLANK COVER PLATES WHERE NEEDED. REMOVE EMERGENCY LIGHTS, SIGNAGE, THERMOSTATS, FIRE STROBES, ETC. PRIOR TO PAINTING AND REINSTALL WHEN COMPLETE.
- N. ALL PENETRATIONS IN AND THROUGH FIRE AND SMOKE RATED WALLS SHALL BE SLEEVED AND FIRE STOPPED AS NECESSARY TO MAINTAIN RATINGS.
- O. SEE MEP DRAWINGS FOR RELATED LEGENDS AND SCOPE OF WORK.

FLOOR PLAN NOTES



GENERAL FLOOR PLAN NOTES

A. CONTRACTOR TO FOLLOW ALL BUILDING PROJECT STANDARDS. PROVIDE INTERIM LIFE SAFETY MEASURES AND FOLLOW ALL STATE AND LOCAL BUILDING CODES. IF CONTRARY INSTRUCTIONS ARE CONTAINED HEREIN, REQUEST CLARIFICATION FROM OWNER/ARCHITECT.

B. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFICATION OF ALL DIMENSIONS, JOB CONDITIONS, ETC.

C. SEE FLOOR PLAN FOR ADDITIONAL NOTES.

D. ALL DIMENSIONS ARE FROM FACE OF FINISH WALL TO FACE OF FINISH WALL UNLESS OTHERWISE NOTED.

E. SEE WALL TYPES, DOORS AND HARDWARE SCHEDULES FOR ADDITIONAL INFORMATION.

F. WHERE DISSIMILAR FLOOR MATERIALS MEET, THEY SHOULD DO SO UNDER THE CENTERLINE OF THE DOOR, UNLESS OTHERWISE NOTED.

G. SEE TYPICAL DETAILS FOR LOCATION OF HINGE SIDE OF DOOR JAMBS FROM ADJACENT WALLS IN METAL STUD WALLS UNLESS OTHERWISE NOTED.

H. PROVIDE BLOCKING IN NEW AND EXISTING WALLS FOR ALL WALL SUPPORTED ITEMS. SEE PLANS FOR CASEWORK LOCATIONS.

I. ALL MATERIALS TO BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS AND STANDARD SPECIFICATIONS.

J. REFER TO ROOM FINISH SCHEDULE FOR ALL REQUIRED FINISH INFORMATION.

K. WHERE NEW WALL CONSTRUCTION IS REQUIRED ADJACENT TO OR ABUTTING EXISTING CONSTRUCTION, ALIGN FACE OF NEW CONSTRUCTION WITH FACE OF EXISTING CONSTRUCTION. SKIM ENTIRE WALL SURFACE AS REQUIRED TO PROVIDE SMOOTH, FLUSH TRANSITIONS.

L. PROVIDE CONTROL JOINTS IN ALL RUNS OF GYPSUM BOARD. WALLS OVER 30 FEET IN LENGTH. COORDINATE WITH ARCHITECT PRIOR TO INSTALLATION FOR COMPLIANCE WITH DESIGN INTENT.

M. PREP ALL WALL SURFACES TO RECEIVE NEW PAINT OR WALL COVERING FINISH. PATCH ALL EXISTING HOLES IN AREAS TO RECEIVE NEW FINISHES. SAND WALLS SMOOTH PRIOR TO PAINTING. PROVIDE BLANK COVER PLATES WHERE NEEDED. REMOVE EMERGENCY LIGHTS, SIGNAGE, THERMOSTATS, FIRE STROBES, ETC. PRIOR TO PAINTING AND REINSTALL WHEN COMPLETE.

N. ALL PENETRATIONS IN AND THROUGH FIRE AND SMOKE RATED WALLS SHALL BE SLEEVED AND FIRE STOPPED AS NECESSARY TO MAINTAIN RATINGS.

O. SEE MEP DRAWINGS FOR RELATED LEGENDS AND SCOPE OF WORK.

FLOOR PLAN NOTES

PROJECT NUMBER:
23027

DATE:
06/20/2023

REVISION SCHEDULE:

#	Revision Description	Date Issued

CERTIFICATION:

NOT FOR CONSTRUCTION

SHEET DESCRIPTION:
BUILDINGS 1 & 2 FLOOR PLANS

SHEET NUMBER:
A100

THESE DRAWINGS ARE THE PROPERTY OF STUDIO 3 DESIGN, INC. ALL RIGHTS RESERVED

PROJECT NUMBER:
23027

DATE:
06/20/2023

REVISION SCHEDULE:

#	Revision Description	Date Issued

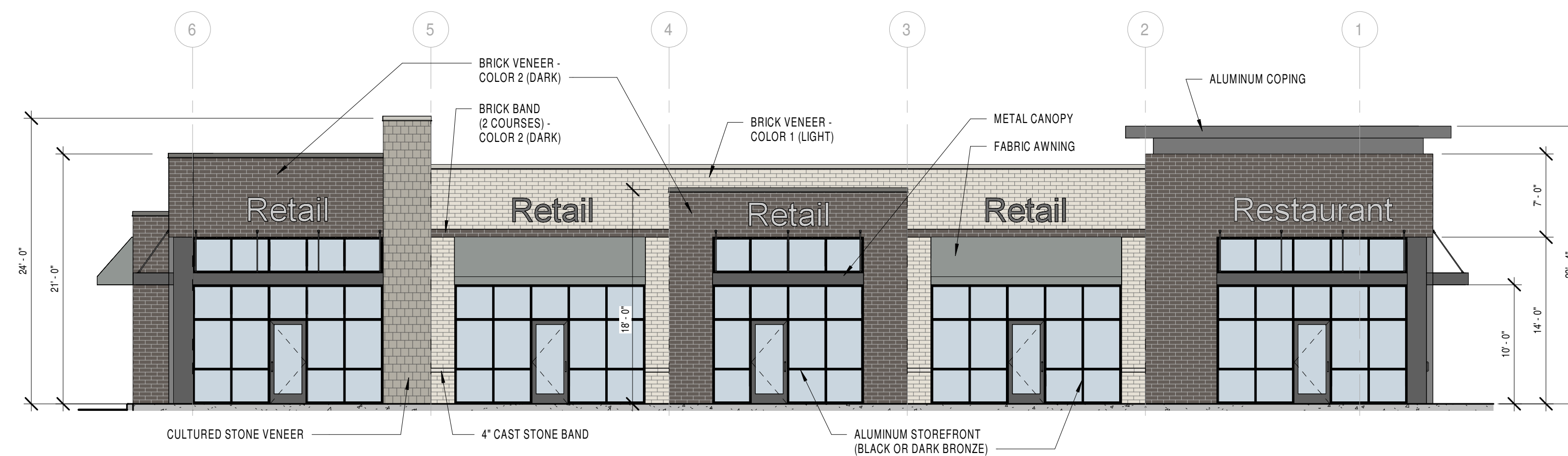
CERTIFICATION:

SHEET DESCRIPTION:
**BLDG 1 -
EXTERIOR
ELEVATIONS**

SHEET NUMBER:

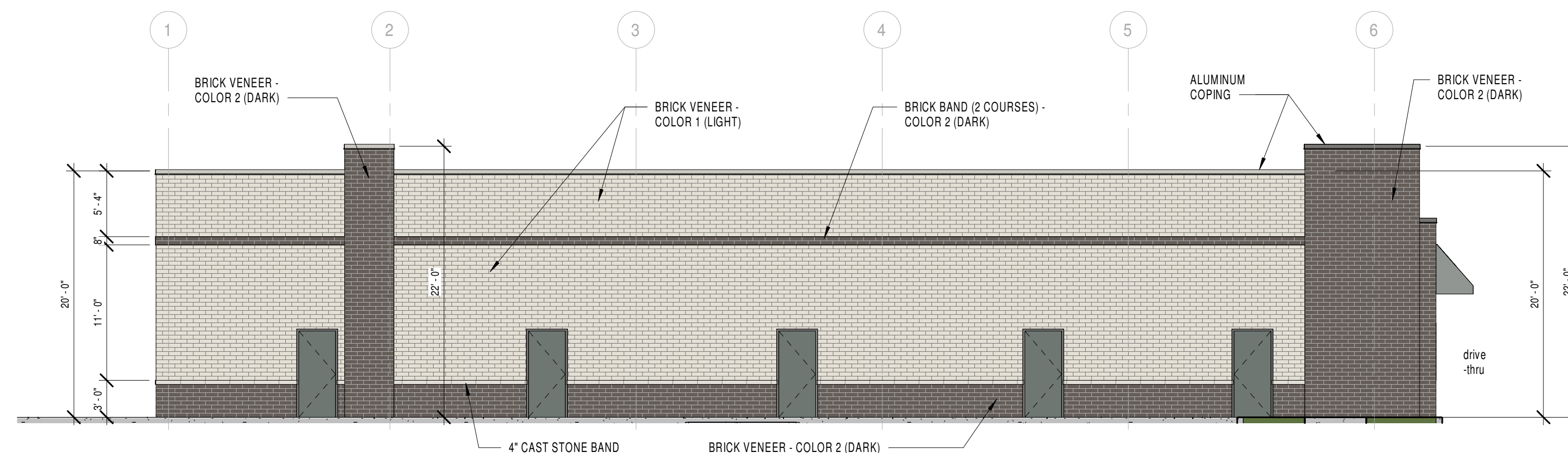
A200

THESE DRAWINGS ARE THE PROPERTY
OF STUDIO 3 DESIGN, INC. ALL RIGHTS
RESERVED



1A BLDG 1 - EAST ELEVATION

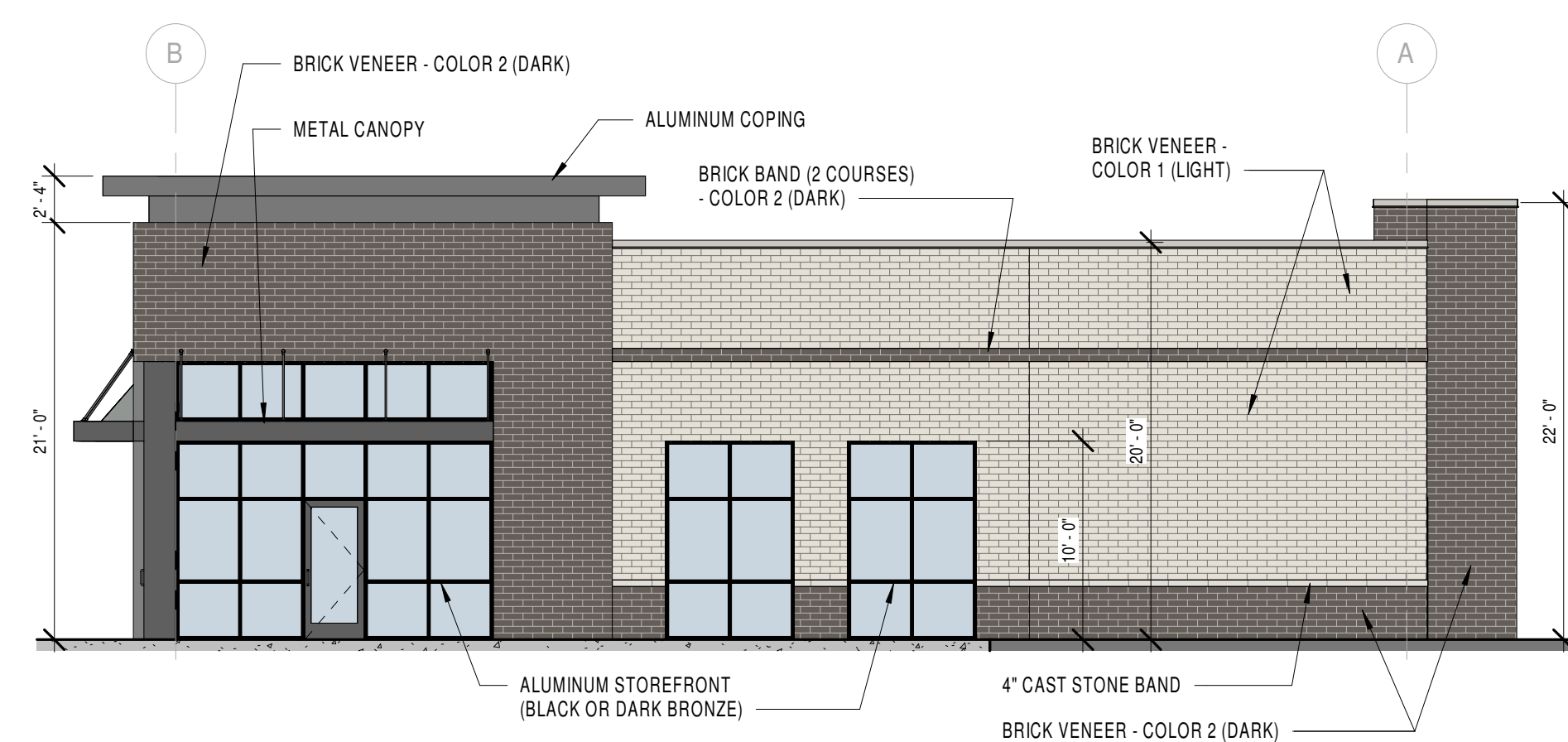
A200 1/8" = 1'-0"



1C BLDG 1 - WEST ELEVATION

A200 1/8" = 1'-0"

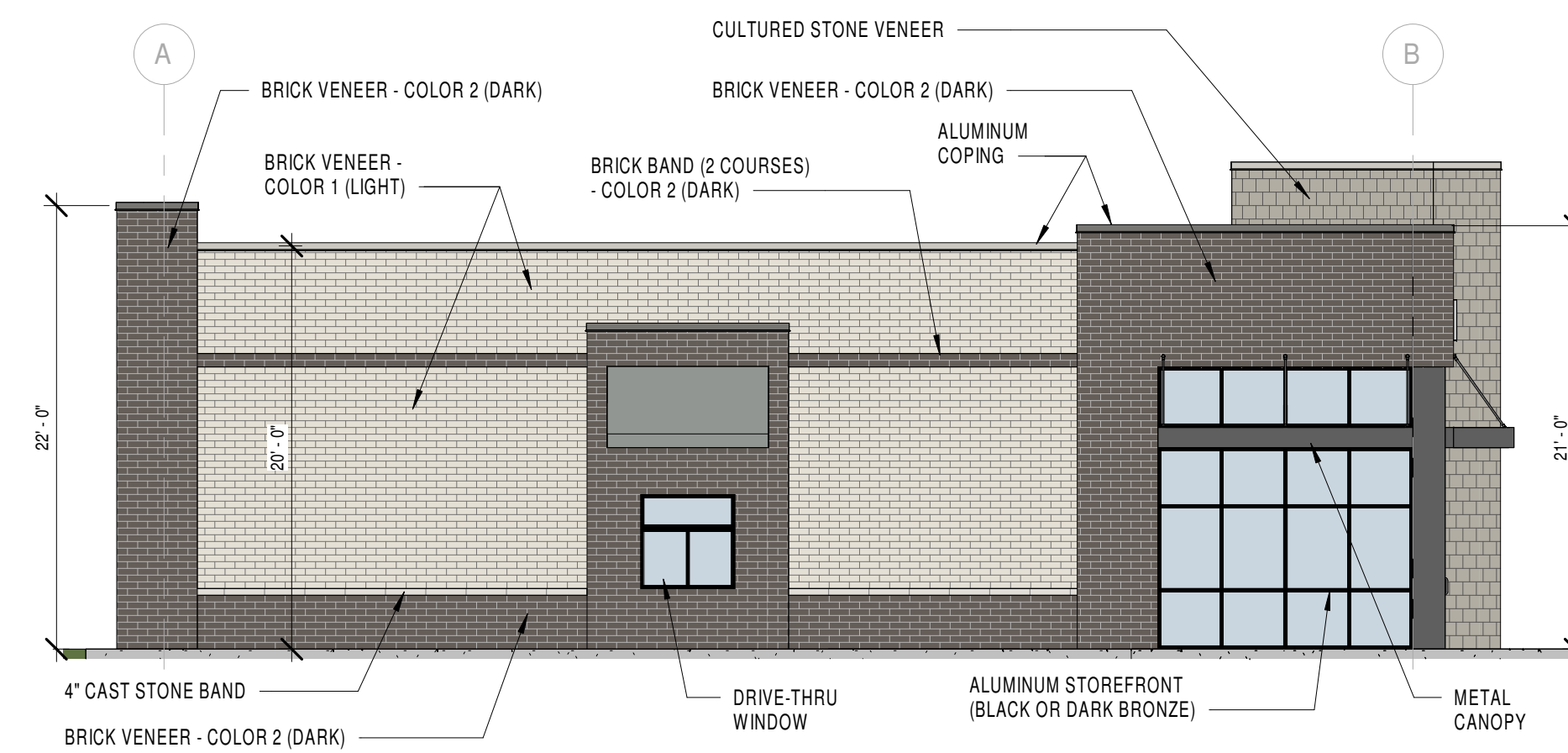
BUILDING HEIGHTS
TYP. PARAPET = 20'-0"
ROOF = 18'-0"
CEILING = 14'-0"



2E BLDG 1 - NORTH ELEVATION

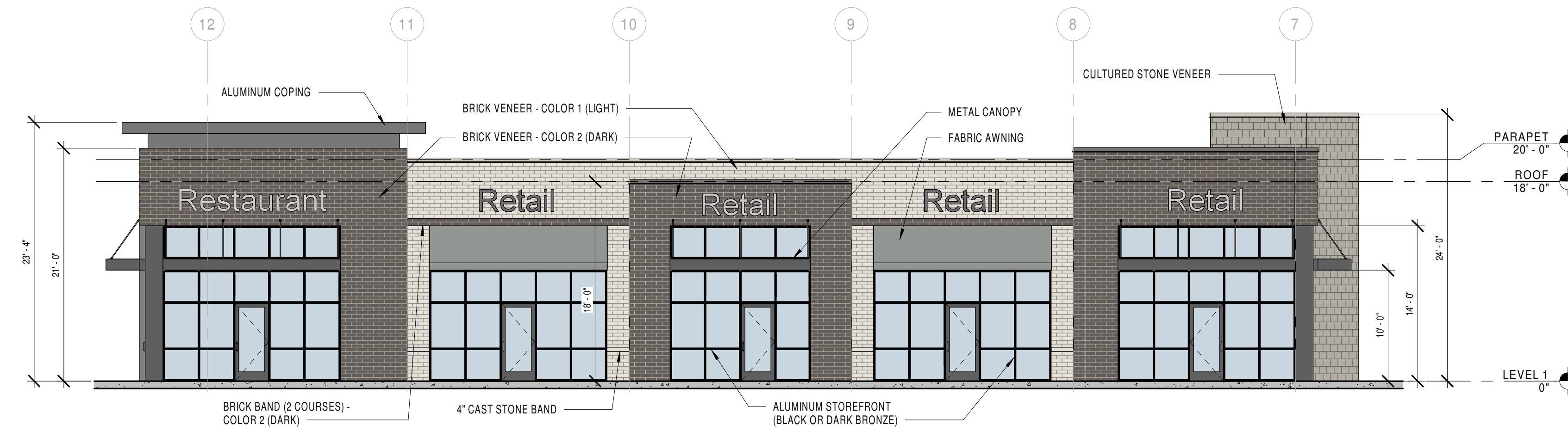
A200 1/8" = 1'-0"

BUILDING HEIGHTS
TYP. PARAPET = 20'-0"
ROOF = 18'-0"
CEILING = 14'-0"

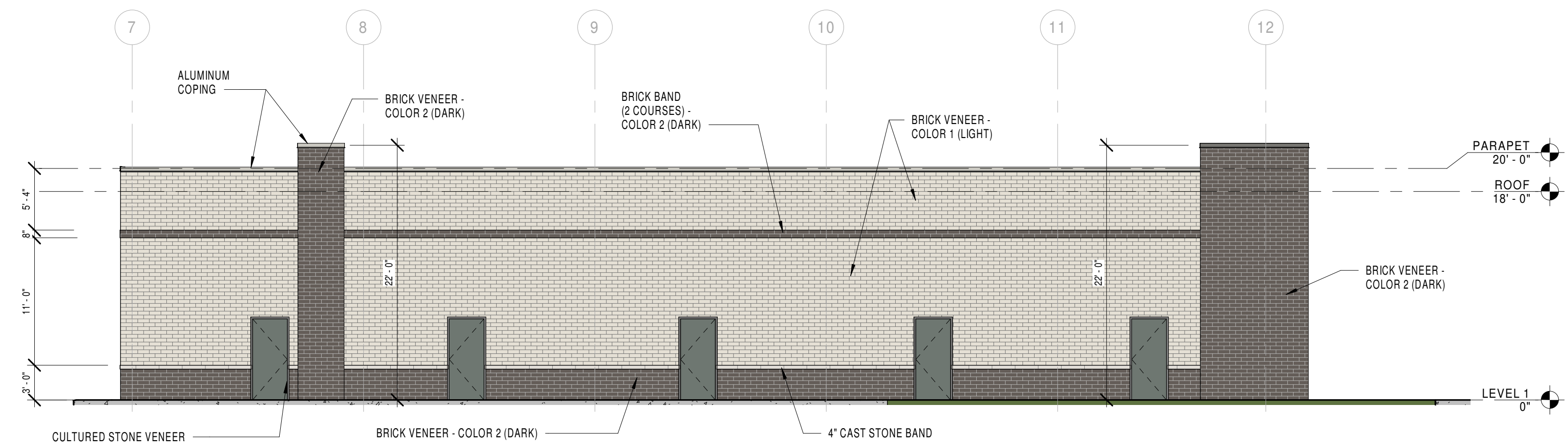


5E BLDG 1 - SOUTH ELEVATION

A200 1/8" = 1'-0"



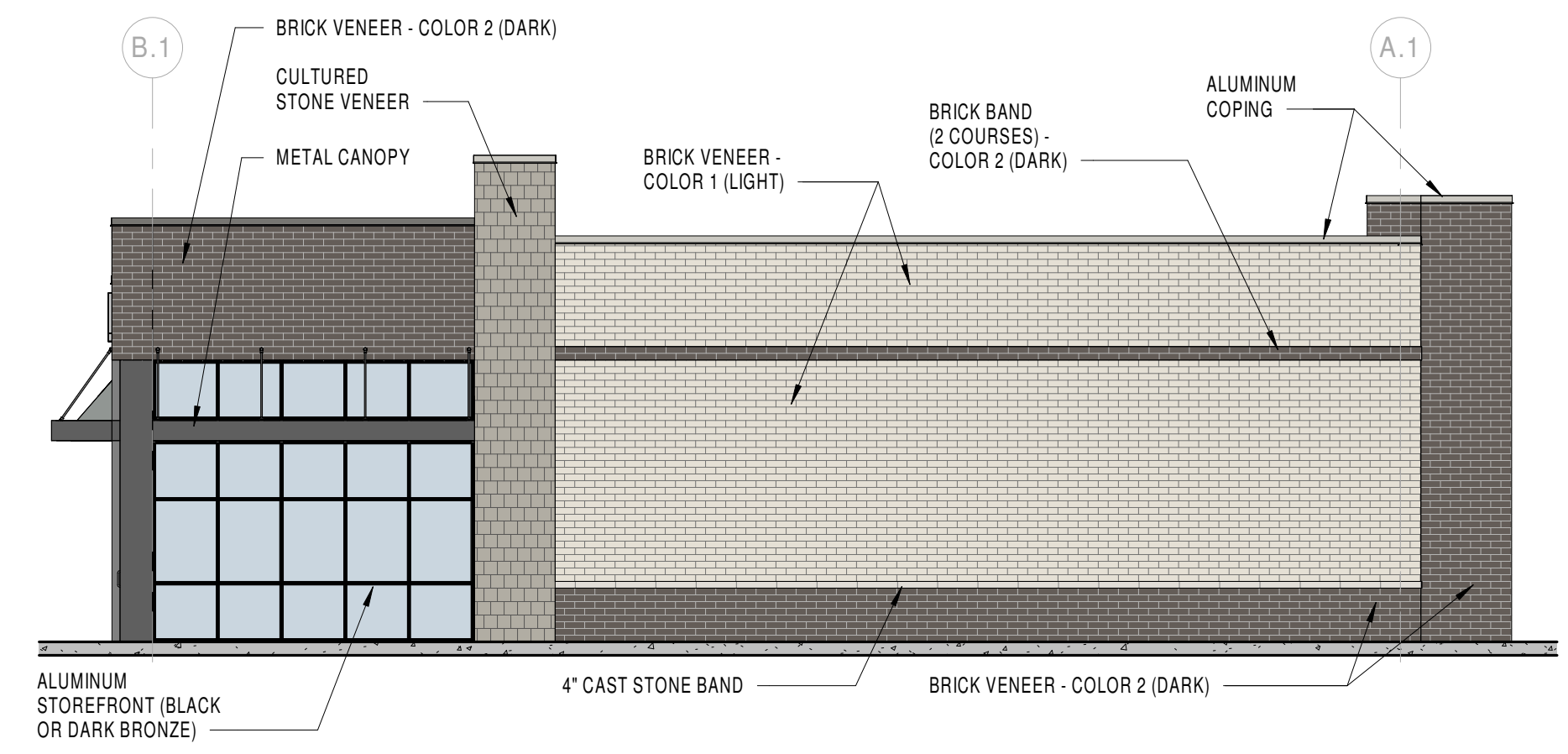
3B BLDG 2 - EAST ELEVATION
A201 1/8" = 1'-0"



3C BLDG 2 - WEST ELEVATION
A201 1/8" = 1'-0"

BUILDING HEIGHTS

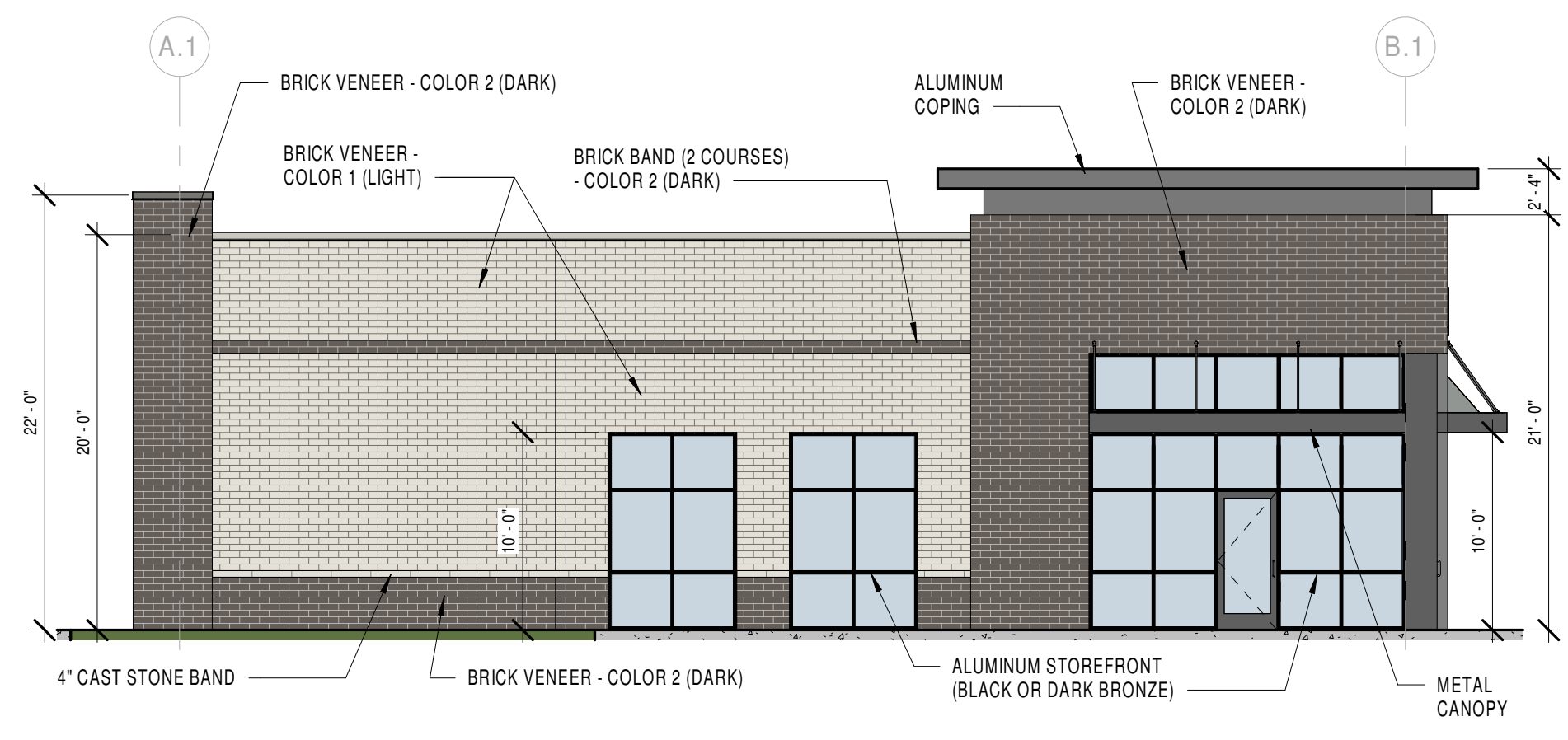
TYP. PARAPET	=	20'-0"
ROOF	=	18'-0"
CEILING	=	14'-0"



1E BLDG 2 - NORTH ELEVATION
A201 1/8" = 1'-0"

BUILDING HEIGHTS

TYP. PARAPET	=	20'-0"
ROOF	=	18'-0"
CEILING	=	14'-0"



5E BLDG 2 - SOUTH ELEVATION
A201 1/8" = 1'-0"

Sandeep Lakhan
PLAINFIELD COMMERCIAL
Township Line Rd. & Dan Jones Rd.

PROJECT NUMBER:
23027

DATE:
06/20/2023

REVISION SCHEDULE:

#	Revision Description	Date Issued

CERTIFICATION:

**NOT FOR
CONSTRUCTION**

SHEET DESCRIPTION:
**BLDG 2 -
EXTERIOR
ELEVATIONS**

SHEET NUMBER:

A201

THESE DRAWINGS ARE THE PROPERTY
OF STUDIO 3 DESIGN, INC. ALL RIGHTS
RESERVED





Sandeep Lakhan

PLAINFIELD COMMERCIAL

Township Line Rd. & Dan Jones Rd.

PROJECT NO.
23027

DATE
06/16/23

SHEET DESCRIPTION

OVERALL
PERSPECTIVE

SHEET NUMBER

A6



PLAINFIELD COMMERCIAL

Sandeep Lakhan

Township Line Rd. & Dan Jones Rd.

PROJECT NO.

23027

DATE

06/16/23

SHEET DESCRIPTION

RENDERINGS

SHEET NUMBER

A7



Sandeep Lakhan
PLAINFIELD COMMERCIAL

Township Line Rd. & Dan Jones Rd.

PROJECT NO.

23027

DATE

06/16/23

SHEET DESCRIPTION

RENDERINGS

SHEET NUMBER

A8