

AIRTECH APARTMENTS

NW 1/4, SEC.19-T15N-R2E-HENDRICKS COUNTY, GUILFORD TOWNSHIP, PLAINFIELD, INDIANA

PROJECT ADDRESS

ZONED: RF

PLANS PREPARED FOR:

HELIX33

3039 N. POST ROAD

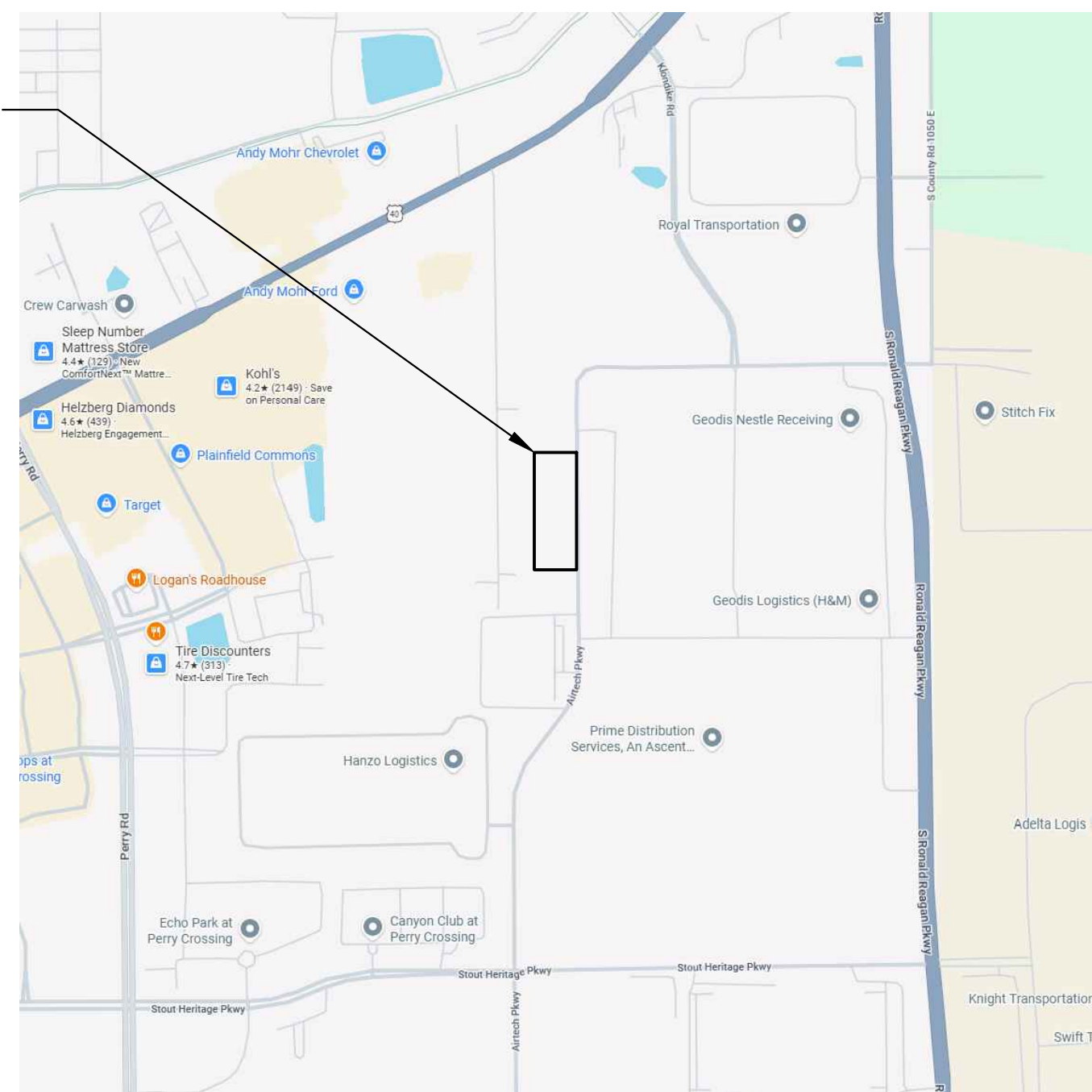
INDIANAPOLIS, IN 46226

419-388-8086

CONTACT: JAKE RUPP

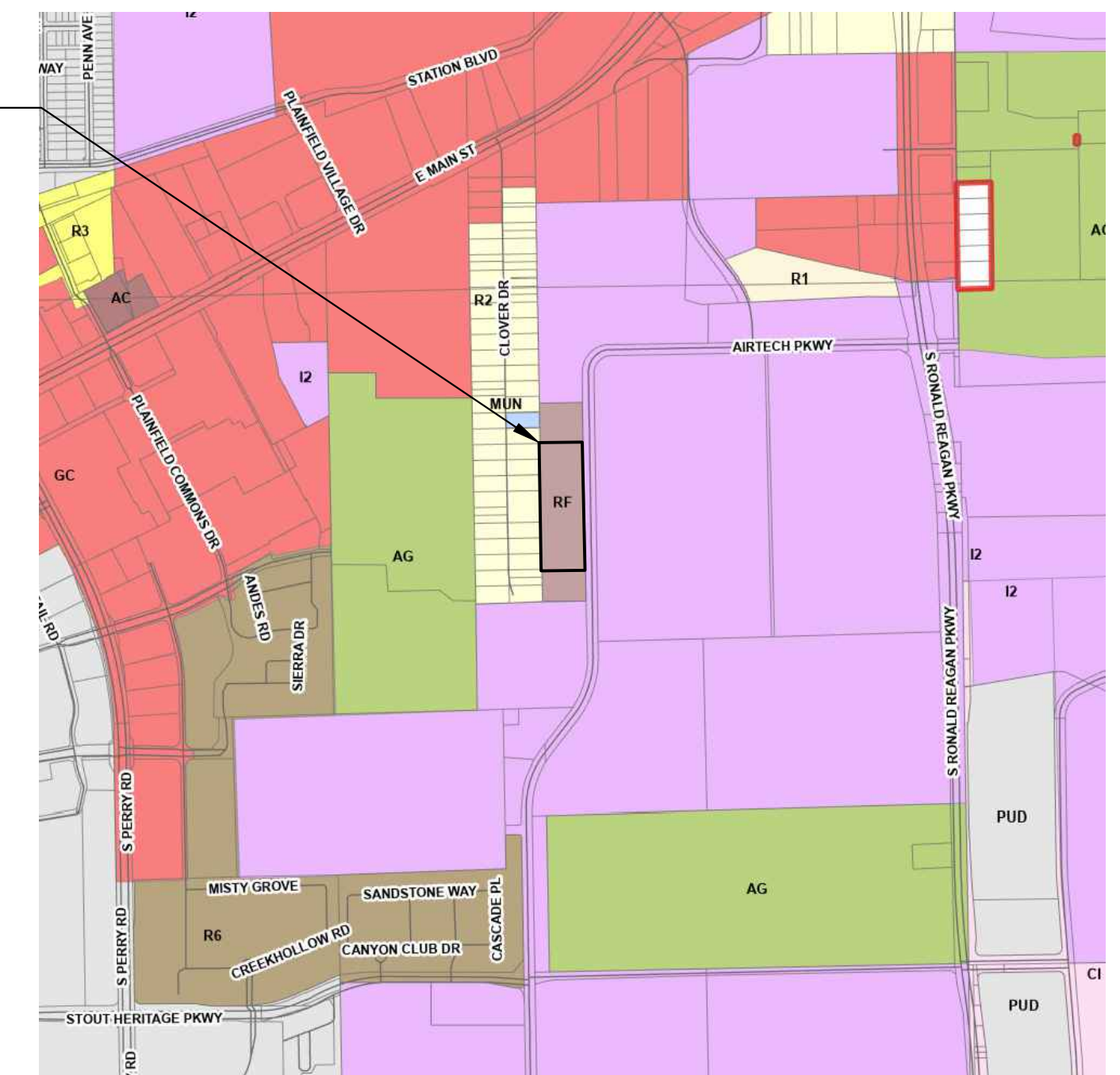
EMAIL: jaker@helix33.com

PROJECT LOCATION

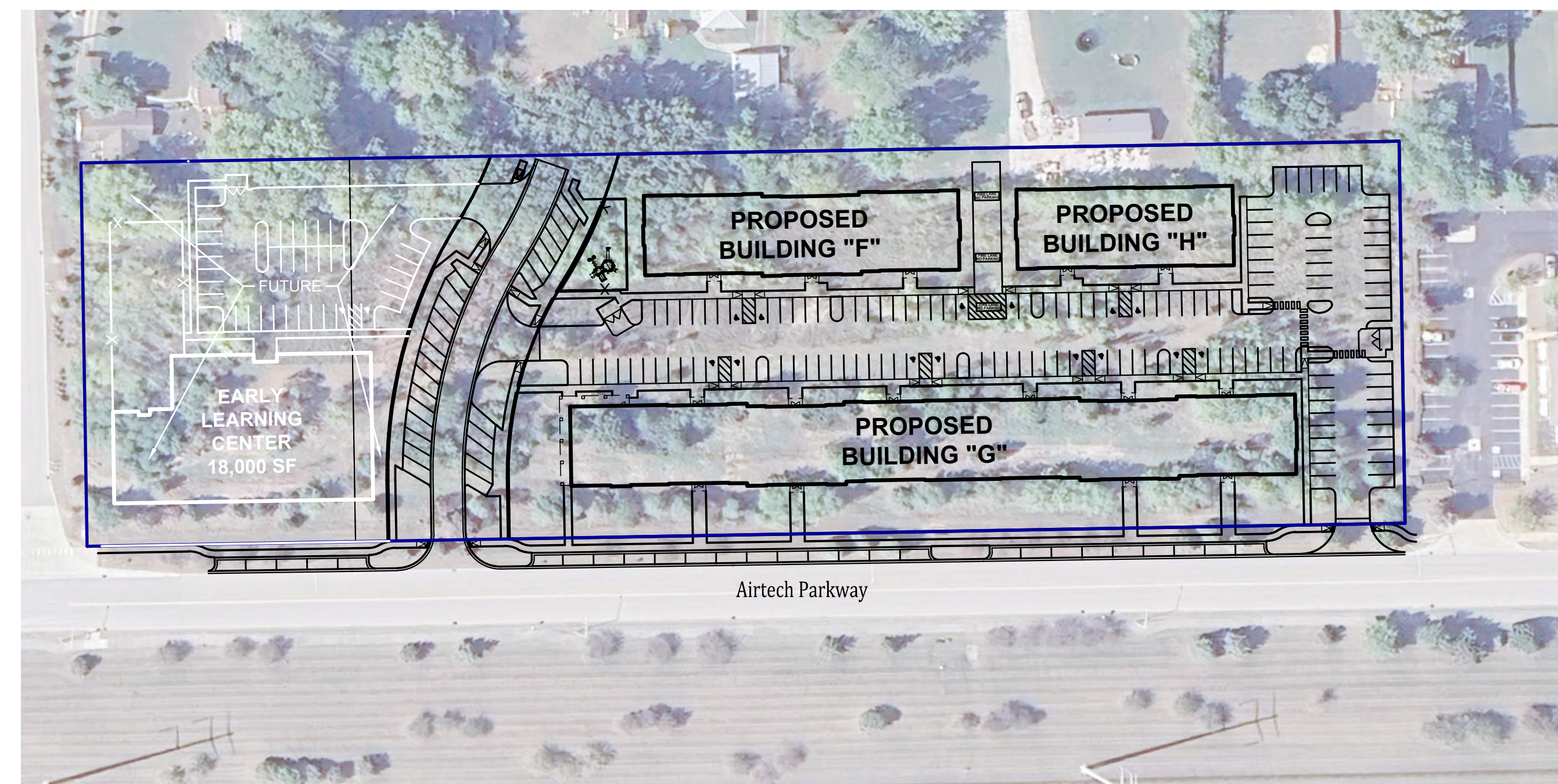


VICINITY MAP
NO SCALE

PROJECT LOCATION



ZONING MAP
NO SCALE



SITE MAP
SCALE: 1"=80'

OPERATING AUTHORITIES

GAS Centerpoint Energy 2345 E. Main Street Danville, IN 46122 317-718-3617	FIBER OPTICS Crown Castle 1500 Corporate Drive Canonsburg, PA 15317 888-632-0931 x2	WATER Plainfield DPW 988 S. Center Street Plainfield, IN 46168 317-839-3490
ELECTRIC Hendricks Power Cooperative 86 N. County Road 500 E P.O. Box 309 Danville, IN 46122 317-745-5473	STORM Town of Plainfield 206 W. Main St. Plainfield, IN 46168 317-839-2561	TELEPHONE AT&T 240 N. Meridian Street Indianapolis, IN 46204 317-722-2299
SANITARY Plainfield DPW 988 S. Center St. Plainfield, IN 46168 317-839-3490	CABLE TELEVISION Comcast of Indiana 5330 E. 65th Street Indianapolis, IN 46220 317-872-2225	FIRE DEPARTMENT Plainfield Fire Territory 591 Moon Road Plainfield, IN 46168 317-839-6939
SCHOOL DISTRICT Plainfield Community School Corporation 985 S. Longfellow Ln. Plainfield, IN 46168 317-839-2578	CABLE TELEVISION Spectrum 3030 Roosevelt Ave. Indianapolis, IN 46218 317-632-9077	

PLANS PREPARED BY:



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SHEET INDEX

SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	EXISTING TOPOGRAPHY
C102	OVERALL PLAN
C103	SITE LAYOUT PLAN
C110	GRADING AND DRAINAGE PLAN
C300	UTILITY PLAN
L101	LANDSCAPE PLAN
L102	LANDSCAPE PLAN AND DETAILS
1, 2 of 2	SITE LIGHTING PHOTOMETRICS

REVISIONS

NUMBER	DESCRIPTION	DATE

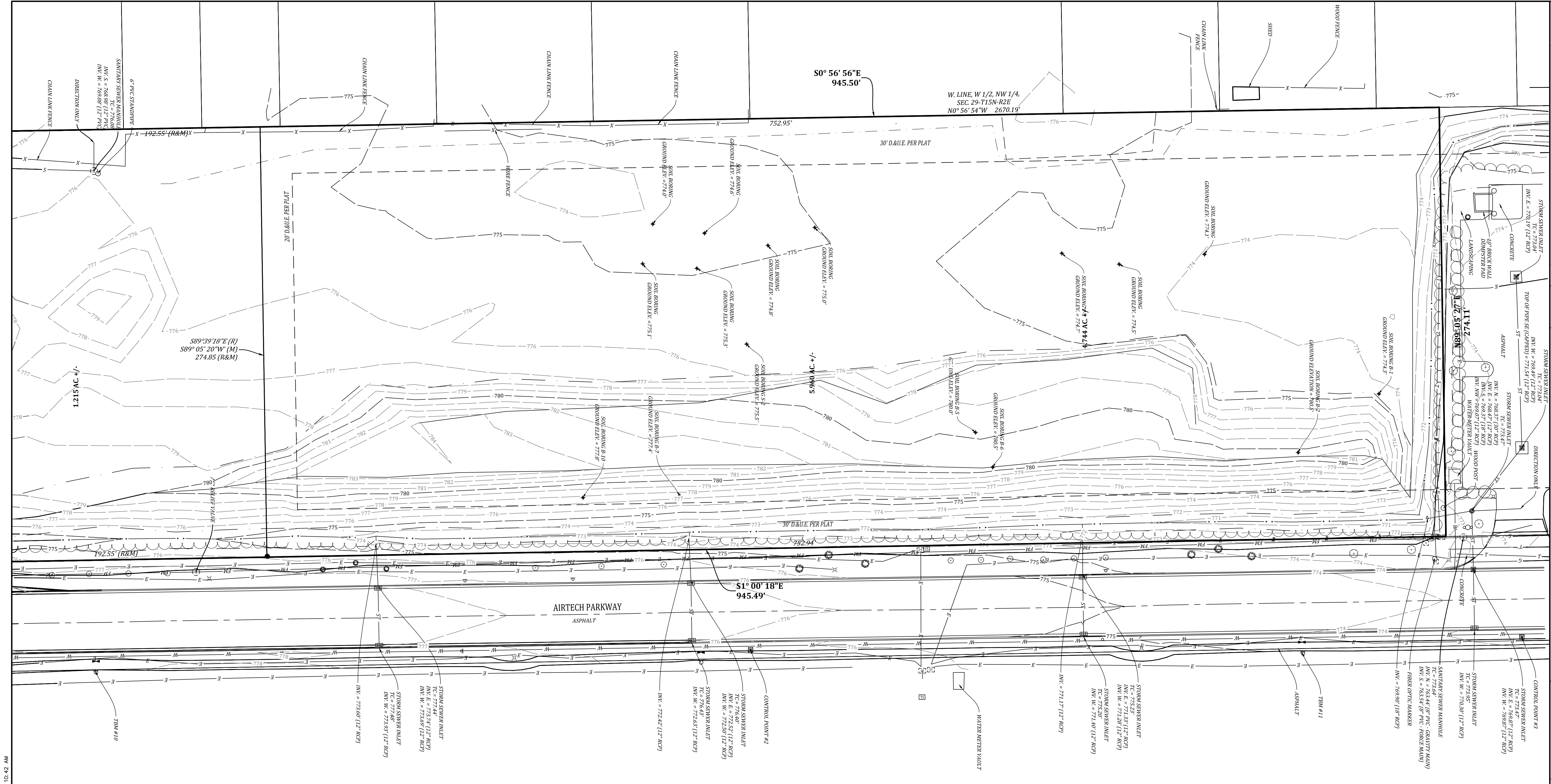
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CERTIFIED BY: _____

Date:	06-11-2026
Project No:	22400H
Sheet No:	C100



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Project Benchmark

The elevations shown hereon were derived from GPS observation using NAVD 88 Datum from the VRS (Virtual Reference Station) Control Network established by Seiler Company. The elevations were established for this network by continuously streaming data through fixed reference stations ((CORS)-Continuously Operating Reference Station) distributed throughout the network area to a central server running Trimble GPSNet and RTKNet software. Through previous survey work, the elevations derived from GPS observations are relatively accurate to published benchmarks (usually within +/-0.2 feet). Control point number 1 was used as the benchmark and levels were run through the temporary benchmarks shown below. C.P. #1 Elev = 777.31' (NAVD 88)

Site Benchmark

TBM #10
Cut "X" set on the southwest hex nut of a fire hydrant located on the east side of Airtech Parkway about 125 feet north of the north drive to 430 Airtech Parkway. Elev. = 778.92' (NAVD 88)

TBM #11

Cut "X" set on the southwest hex nut of a fire hydrant located on the east side of Airtech Parkway about 140 feet south of the south fire station entrance. Elev. = 776.24' (NAVD 88)

Notes:

Per 865 IAC 1-12-12 this drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report.

The horizontal data shown on this exhibit is based upon standard radial survey techniques and by global positioning equipment, utilizing the VRS Network, a real-time kinematic (RTK) correction service over the internet. The coordinate values shown are in Indiana State Plane West Zone on the 1983 North American Datum.

All bearings, distances and coordinates are referenced to the Indiana State Plane West Zone (NAD 83) Coordinate System. The Combined Scale Factor for this project is 1.00000. Distances shown hereon are GRID distances (US survey feet).

The topographic information shown hereon was obtained in the field during June 2025. The topographic data was gathered using a robotic total station and data collector applying standard radial surveying techniques and by global positioning equipment, utilizing the VRS Network, a real-time kinematic (RTK) correction service over the internet.

Elevations on hard surfaces or structures are accurate to within 0.05 feet, elevations on natural surfaces are accurate to within 0.15 feet. The contours shown hereon were plotted based upon interpolation of spot elevations and other topographic information and are accurate to within one half of the contour interval.

This survey reflects above ground indications of utilities and information available from utility companies. The surveyor makes no guarantee that the underground utilities shown 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 they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities.

Underground utilities shown per Indiana 811 ticket numbers 25060905129 and 25060905201.

FLOOD STATEMENT

The surveyed property appears to be located in Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) per the Flood Insurance Rate Map (FIRM) for Hendricks County, Indiana, community panel 18063C0278D, dated September 25, 2009, Federal Emergency Management Agency, National Flood Insurance Program. Per said FIRM, this parcel does not lie within the boundary of a Special Flood Hazard Area. The accuracy of any flood hazard statement is subject to map scale uncertainty.

Control Point Table				
Pt. #	Northing	Easting	Elev.	Description
1	1627387.929	3160714.188	777.31	5/8" rebar w/"Banning Eng Control" cap
2	1627923.323	3160708.578	776.55	5/8" rebar w/"Banning Eng Control" cap
3	1628415.758	3160700.441	773.88	5/8" rebar w/"Banning Eng Control" cap
4	1627644.189	3160152.764	774.3	Mag nail
5	1627848.858	3160148.113	774.34	Mag nail

- LEGEND**
- W — EXISTING WATER LINE
 - G — GAS LINE
 - E — UNDERGROUND ELECTRIC LINE
 - T — UNDERGROUND TELEPHONE LINE
 - X — FENCE
 - F — FLOW LINE
 - ST — STORM SEWER LINE
 - S — SANITARY SEWER LINE
 - T — TREE LINE
 - STORM SEWER STRUCTURE
 - SANITARY SEWER STRUCTURE
 - ⊗ LIGHT POLE
 - ⊕ FIRE HYDRANT
 - TELEPHONE SPlice BOX
 - ⊕ UTILITY VAULT
 - ⊕ WATER VALVE
 - ⊕ WATER METER
 - ⊕ SIGN
 - ⊕ FIRE DEPARTMENT CONNECTION
 - ⊕ SOIL BORING
 - ⊕ POST/BOLLARD
 - ⊕ TREE



EXISTING TOPOGRAPHY
AIRTECH APARTMENTS
GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

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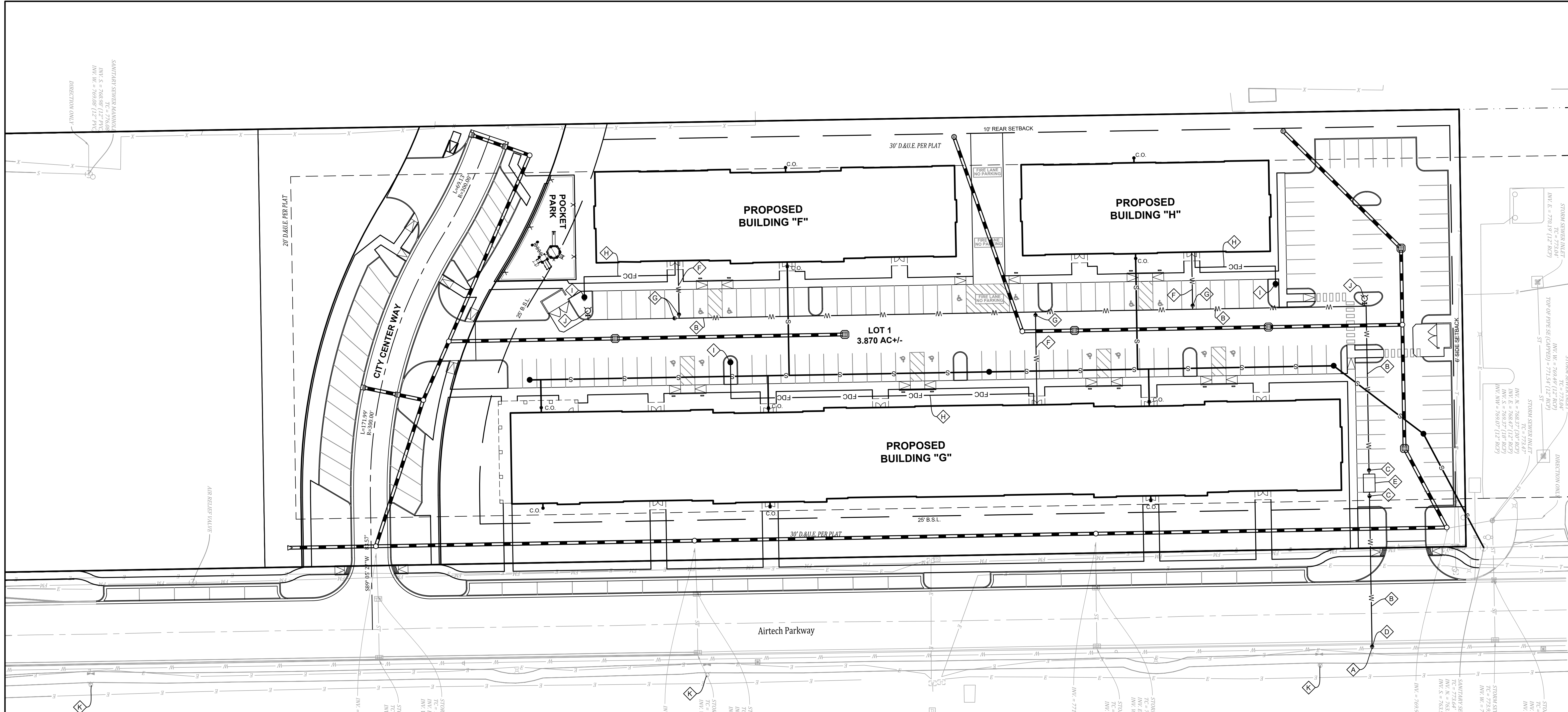
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Project No: 22400H
Sheet No:

C101

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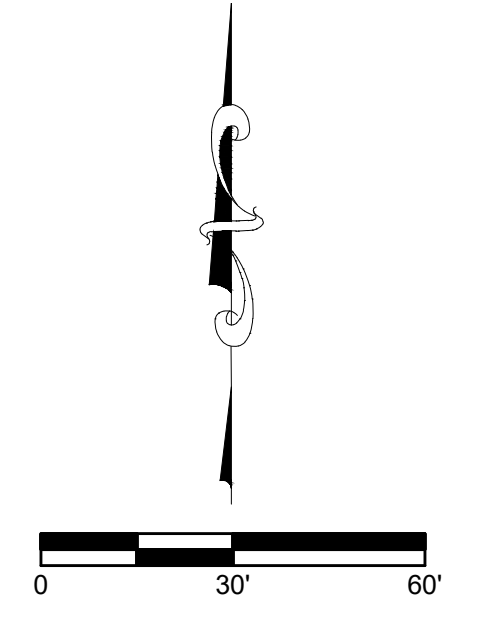
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LEGEND

W	EXISTING WATER LINE
G	GAS LINE
E	UNDERGROUND ELECTRIC LINE
T	UNDERGROUND TELEPHONE LINE
X	FENCE
---	FLOW LINE
ST	STORM SEWER LINE
S	SANITARY SEWER LINE
■	STORM SEWER STRUCTURE
□	SANITARY SEWER STRUCTURE
⊗	LIGHT POLE
⊕	FIRE HYDRANT
⊞	TELEPHONE SPLICE BOX
⊟	UTILITY VAULT
⊠	WATER VALVE
⊡	WATER METER
⊢	FIRE DEPARTMENT CONNECTION
---	PROPOSED
ST	STORM SEWER
S	SANITARY SEWER
W	WATER MAIN
FDC	FIRE DEPARTMENT CONNECTION LINE
●	SANITARY MANHOLE
C.O.	SANITARY CLEANOUT
○	STORM MANHOLE
⊞	STORM INLET
⊕	FIRE HYDRANT
⊠	WATER VALVE
⊡	FIRE DEPARTMENT CONNECTION

- UTILITY PLAN NOTES**
- ⊞ CONNECT TO EXISTING WATER MAIN
 - ⊞ 8" D.I. WATER MAIN
 - ⊞ 8" VALVE
 - ⊞ 8" TAPPING VALVE & SLEEVE PER DETAIL DS-W01 ON SHEET 14 OF 29 OF THE PLAINFIELD STANDARDS
 - ⊞ WATER METER VAULT, SEE DETAIL DS-W02 ON SHEET 14 OF 29 OF THE TOWN OF PLAINFIELD STANDARDS
 - ⊞ 6" D.I. WATER SERVICE
 - ⊞ 6" VALVE
 - ⊞ 6" D.I. FIRE DEPARTMENT CONNECTION LINE
 - ⊞ FIRE DEPARTMENT CONNECTION PER TOWN OF PLAINFIELD STANDARDS
 - ⊞ FIRE HYDRANT, SEE DETAIL ON SHEET 13 OF 29 OF THE TOWN OF PLAINFIELD STANDARDS
 - ⊞ EXISTING FIRE HYDRANT



Revisions

Rev.	Description	Date

Design: Syn.
 Drawn: S.H.R.R.
 Checked: S.J.H.
 RRL
 Scale: 1"=30'
 Date: 06-11-2026

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**NORTH PERIMETER PROPERTY LINE
LANDSCAPE PLANTINGS
LEVEL 5 PLANTING**
NARROW SPREAD EVERGREEN TREE = 0.25 PTS
EVERGREEN TREE = 0.50 PTS

N1	19	NARROW SPD. EVERGREEN TREE	= 4.75 PTS
N2	20	NARROW SPD. EVERGREEN TREE	= 5 PTS
N3	9	NARROW SPD. EVERGREEN TREE	= 3.25 PTS
	1	EVERGREEN TREE	

Plus any additional Existing Trees along Property Line
TOTAL POINTS SHOWN ON PLAN = 13.00 PTS
TOTAL POINTS REQUIRED = 13.75 PTS/LEVEL 5
5 POINTS/100' FOR LEVEL 5 PLANTING

**SOUTH PERIMETER PROPERTY LINE
LANDSCAPE PLANTINGS
LEVEL 5 LANDSCAPE PLANTING**
CANOPY TREE = 0.75 PTS
ORNAMENTAL TREE = 0.50 PTS
EVERGREEN TREE = 0.50 PTS
LANDSCAPE TO BE COMPLETED WHEN ADDITIONAL BUILDING IS PLANNED TO BE BUILT.

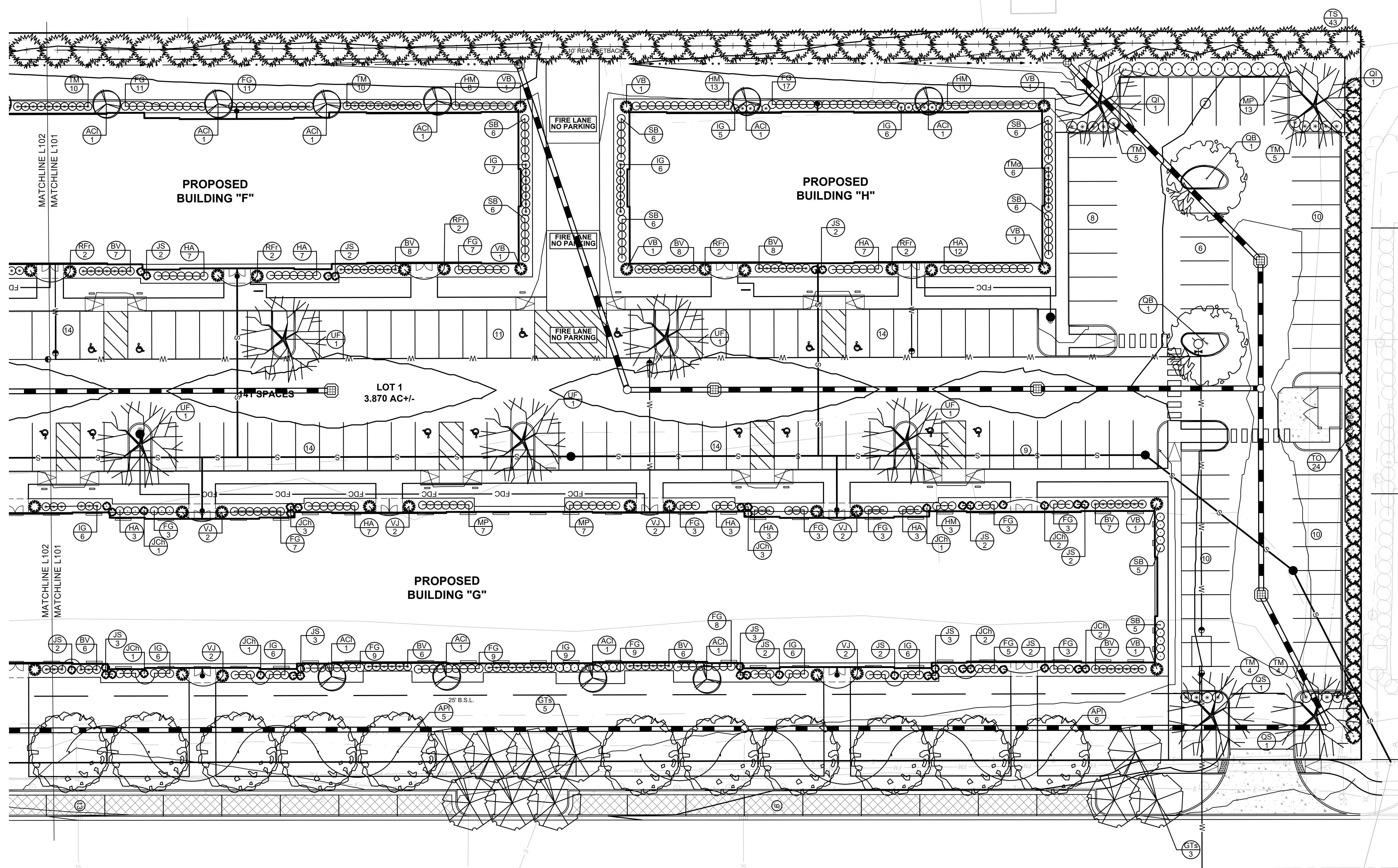
**WEST PERIMETER PROPERTY LINE
LANDSCAPE PLANTINGS LEVEL 5 LANDSCAPE PLANTING**
EVERGREEN TREE = 0.5 PTS

W1	9	EVERGREEN TREE	= 4.5 PTS
W2	9	EVERGREEN TREE	= 4.5 PTS
W3	9	EVERGREEN TREE	= 4.5 PTS
W4	9	EVERGREEN TREE	= 4.5 PTS
W5	9	EVERGREEN TREE	= 4.5 PTS
W6	8	EVERGREEN TREE	= 4.0 PTS
TOTAL			= 26.5 PTS

Plus any additional Existing Trees along Property Line
TOTAL POINTS SHOWN ON PLAN = 26.5 PTS.
TOTAL POINTS REQUIRED = 28.5 PTS.
5 POINT/100' FOR LEVEL 5 PLANTING

APARTMENT BUILDINGS F, G, H
EACH BUILDING FOUNDATION TO RECEIVE 1.0 P.U.V. PER 100'.
BUILDING 'F'
REQUIRED TOTAL POINTS = 11.5
TOTAL POINTS SHOWN ON PLAN = 11.65 PTS
BUILDING 'G'
REQUIRED TOTAL POINTS = 24.5
TOTAL POINTS SHOWN ON PLAN = 25.20 PTS
BUILDING 'H'
REQUIRED TOTAL POINTS = 8.9
TOTAL POINTS SHOWN ON PLAN = 8.95 PTS

LANDSCAPING PARKING LOT LANDSCAPING
WITHIN A RESIDENTIAL AREA TO RECEIVE A MINIMUM OF 1 CANOPY/OVERSTORY TREE OR DECIDUOUS ORNAMENTAL UNDERSTORY TREE PER PARKING ISLAND. PARKING ISLAND TO MEASURE 8' X 18' IN SIZE.



PLANT SCHEDULE					
KEY	QTY	PLANT NAME BOTANICAL NAME COMMON NAME	SIZE	SPACING	REMARKS
API		Acer platanoides 'Crimson King' Crimson King Maple	2.5" Caliper	SEE PLAN	CENTRAL LEADER
ACI		Amelanchier laevis 'Cumulus' Cumulus Allegheny Serviceberry	1.5" Caliper	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60" OF HEIGHT
BV		Buxus x koreana 'Green Velvet' Green Velvet Boxwood	18" Height	SEE PLAN	FULL IN POT
FG		Fothergilla gardenii Dwarf Fothergilla	18" Height	SEE PLAN	FULL IN POT
GD		Gymnocladus dioica Kentucky Coffeetree	2.5" Caliper	SEE PLAN	CENTRAL LEADER
HA		Hydrangea arborescens 'Annabelle' Annabelle Hydrangea	3 Gallon	SEE PLAN	FULL IN POT
HM		Hydrangea macrophylla 'All Summer Beauty' All Summer Beauty Hydrangea	24" Height	SEE PLAN	FULL IN POT
HOF		Hosta 'Frances'	1 Gallon	SEE PLAN	FULL IN POT
HV		Hamamelis virginiana Common Witchhazel	36" Spread	SEE PLAN	FULL IN POT
IG		Ilex glabra 'Compacta' Compact Inkberry	24" Spread	SEE PLAN	FULL IN POT
JC		Juniperus chinensis 'Sea Green' Sea Green Juniper	24" Height	SEE PLAN	FULL IN POT
JCH		Juniperus chinensis 'Hetzi' Hetzi Columnar Juniper	4' Height	SEE PLAN	SEE PLAN
JS		Juniperus scopulorum 'Skyrocket' Skyrocket Juniper	4' Height	SEE PLAN	FULL IN POT

PLANT SCHEDULE					
KEY	QTY	PLANT NAME BOTANICAL NAME COMMON NAME	SIZE	SPACING	REMARKS
PAX		Platanus x acerifolia London Planetree	2.5" Caliper	SEE PLAN	CENTRAL LEADER
PPI		Parrotia persica 'JL Columnar' Persian Spire Parrotia	1.5" Caliper	SEE PLAN	CENTRAL LEADER
QB		Quercus bicolor Swamp White Oak	2.5" Caliper	SEE PLAN	CENTRAL LEADER
QI		Quercus imbricaria Shingle Oak	2.5" Caliper	SEE PLAN	CENTRAL LEADER
QM		Quercus muhlenbergii Chinquapin Oak	2.5" Caliper	SEE PLAN	CENTRAL LEADER
QS		Quercus shumardii Shumard Oak	2.5" Caliper	SEE PLAN	CENTRAL LEADER
QR		Quercus robur English Oak	2.5" Caliper	SEE PLAN	CENTRAL LEADER
RFR		Rhamnus frangula 'Ron Williams' Femleaf Buckthorn	30" Height	SEE PLAN	FULL IN POT
TM		Taxus x media 'Hicksi' Hicksi Yew	24" Height	SEE PLAN	FULL IN POT
TMD		Taxus x media 'Densiformis' Dense Yew	24" Height	SEE PLAN	FULL IN POT
UF		Ulmus x 'Frontier' Frontier Elm	2.5" Caliper	SEE PLAN	CENTRAL LEADER
VB		Viburnum x burkwoodii Burkwood Viburnum	36" Height	SEE PLAN	FULL IN POT
VJ		Viburnum x juddii Judd Viburnum	30" Height	SEE PLAN	FULL IN POT



LANDSCAPE PLAN
AIRTECH APARTMENTS
GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

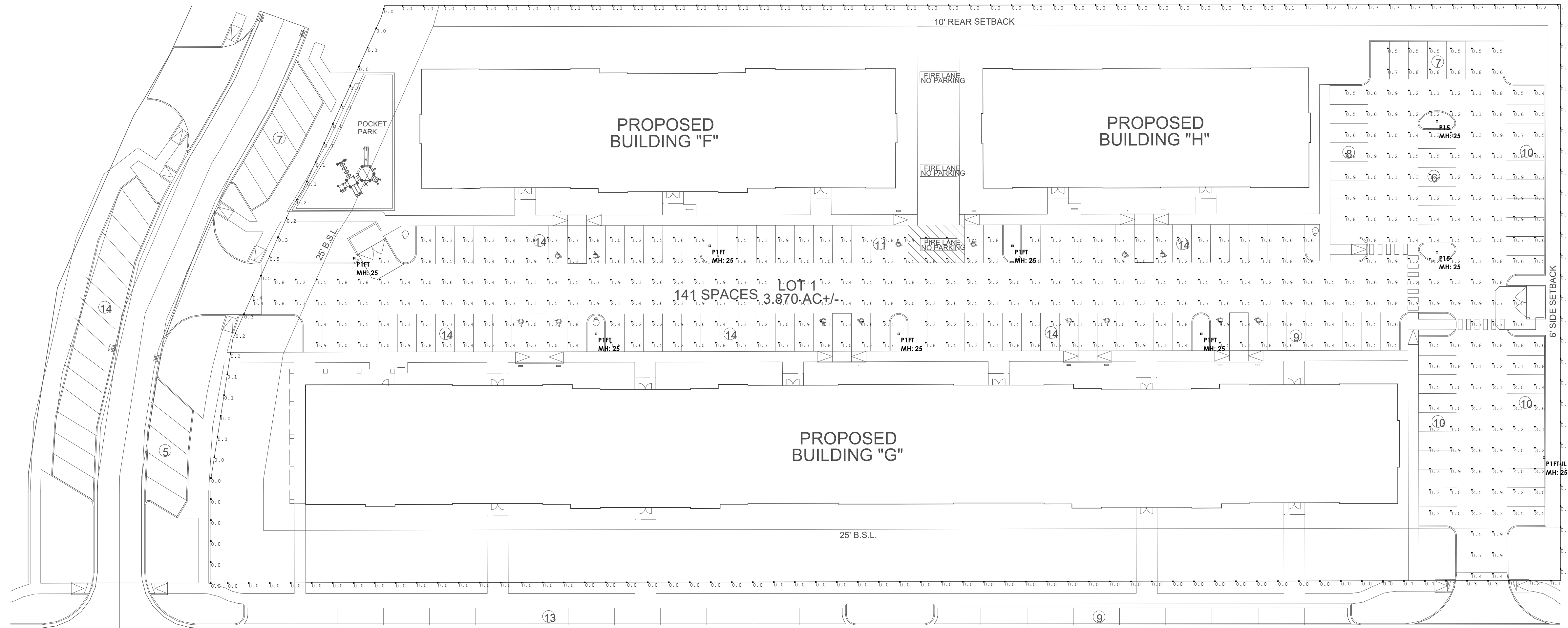
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Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
PARKING	Illuminance	Fc	1.24	4.2	0.3	4.13	14.00	0
PROPERTY LINE	Illuminance	Fc	0.09	0.5	0.0	N.A.	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	[MANUFAC]	Description	LLF	Arr. Lum. Lumens	Mounting Height	
+	2	P15	LSI INDUSTRIES, INC.	MRS-LED-09L-SIL-5W-40-70CRI	0.900	9118	25	
+	6	P1FT	LSI INDUSTRIES, INC.	MRS-LED-09L-SIL-FT-40-70CRI	0.900	9330	25	
+	1	P1FT-IL	LSI INDUSTRIES, INC.	MRS-LED-21L-SIL-FT-40-70CRI-IL	0.900	13567	25	



PLAN VIEW
Scale: 1 inch= 30 Ft.

Photometric analysis conducted using project information provided by others. Actual light levels may vary from those indicated due to in-field conditions such as obstructions, furnishings, finishes, etc.

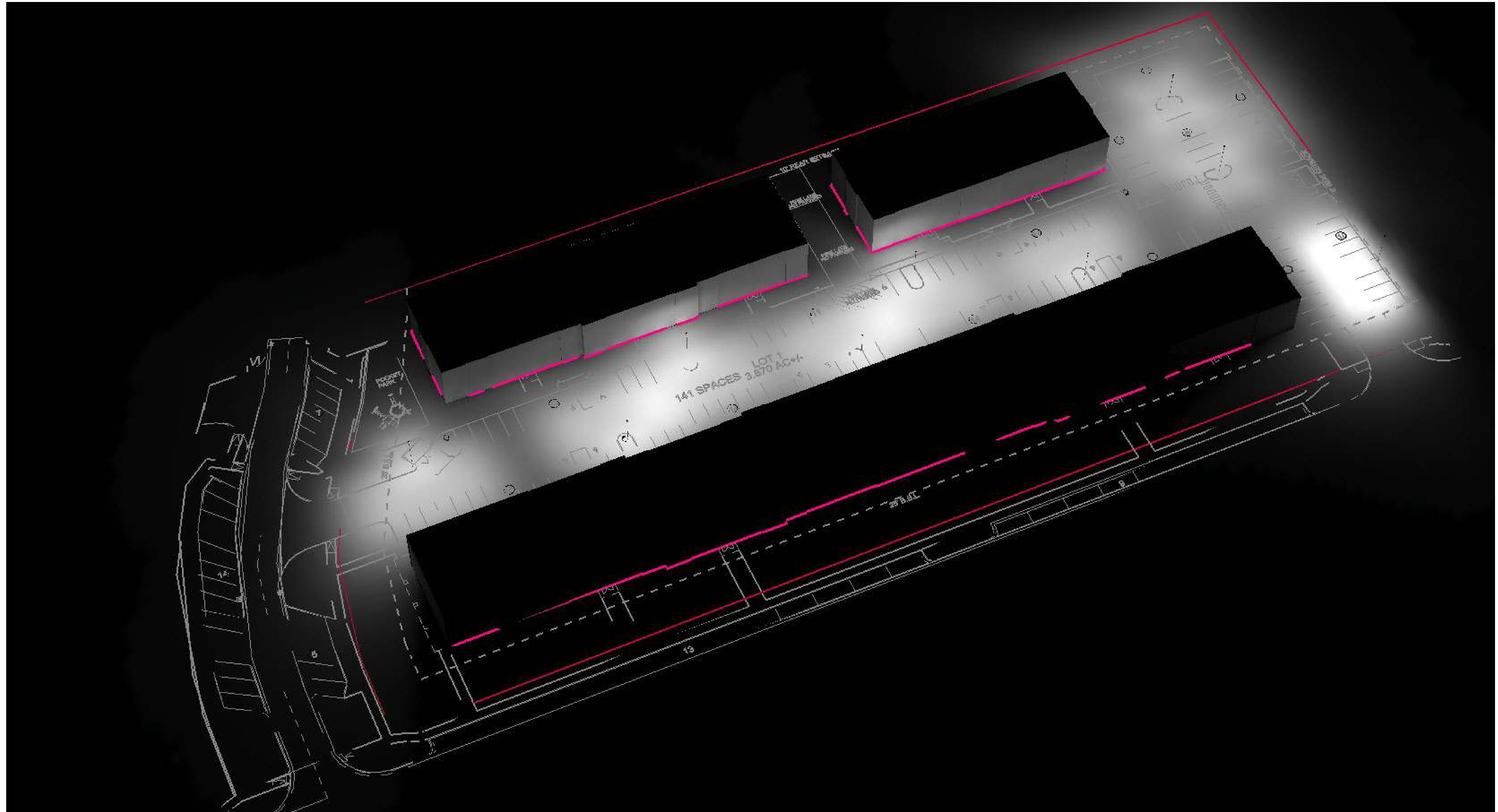
#	DATE	COMMENTS

Drawn By: HB
Date: 6/10/2026
Checked By:
Date:

HPF AIRTECH APARTMENTS

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Grid Z
PARKING	Illuminance	Fc	1.24	4.2	0.3	4.13	14.00	0
PROPERTY LINE	Illuminance	Fc	0.09	0.5	0.0	N.A.	N.A.	N.A.

Luminaire Schedule								
Symbol	Qty	Label	[MANUFAC]	Description	LLF	Arr. Lum. Lumens	Mounting Height	
+	2	P15	LSI INDUSTRIES, INC.	MRS-LED-09L-SIL-5W-40-70CRI	0.900	9118	25	
+	6	P1FT	LSI INDUSTRIES, INC.	MRS-LED-09L-SIL-FT-40-70CRI	0.900	9330	25	
+	1	P1FT-IL	LSI INDUSTRIES, INC.	MRS-LED-21L-SIL-FT-40-70CRI-IL	0.900	13567	25	



PERSPECTIVE

Photometric analysis conducted using project information provided by others. Actual light levels may vary from those indicated due to in-field conditions such as obstructions, furnishings, finishes, etc.

#	DATE	COMMENTS

REVISIONS	
Drawn By: HB	Date: 6/10/2026
Checked By:	Date:

HPF AIRTECH APARTMENTS