

# TLE DAYCARE

SE 1/4, SEC. 36-T15N-R1E, HENDRICKS COUNTY, GUILFORD TOWNSHIP, PLAINFIELD, INDIANA

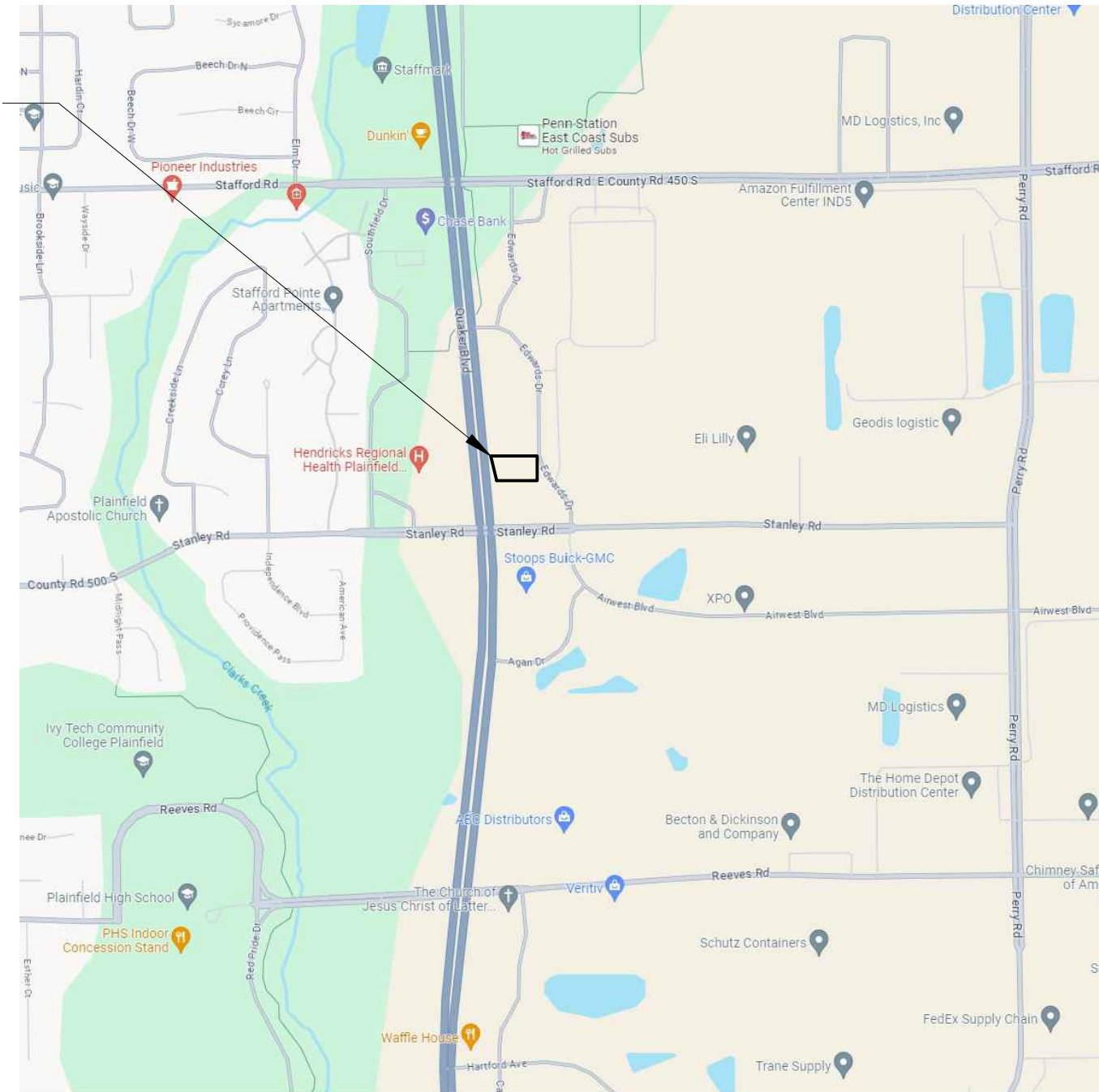
PROJECT ADDRESS: 1158 EDWARDS DRIVE

ZONED: GC

PLANS PREPARED FOR:

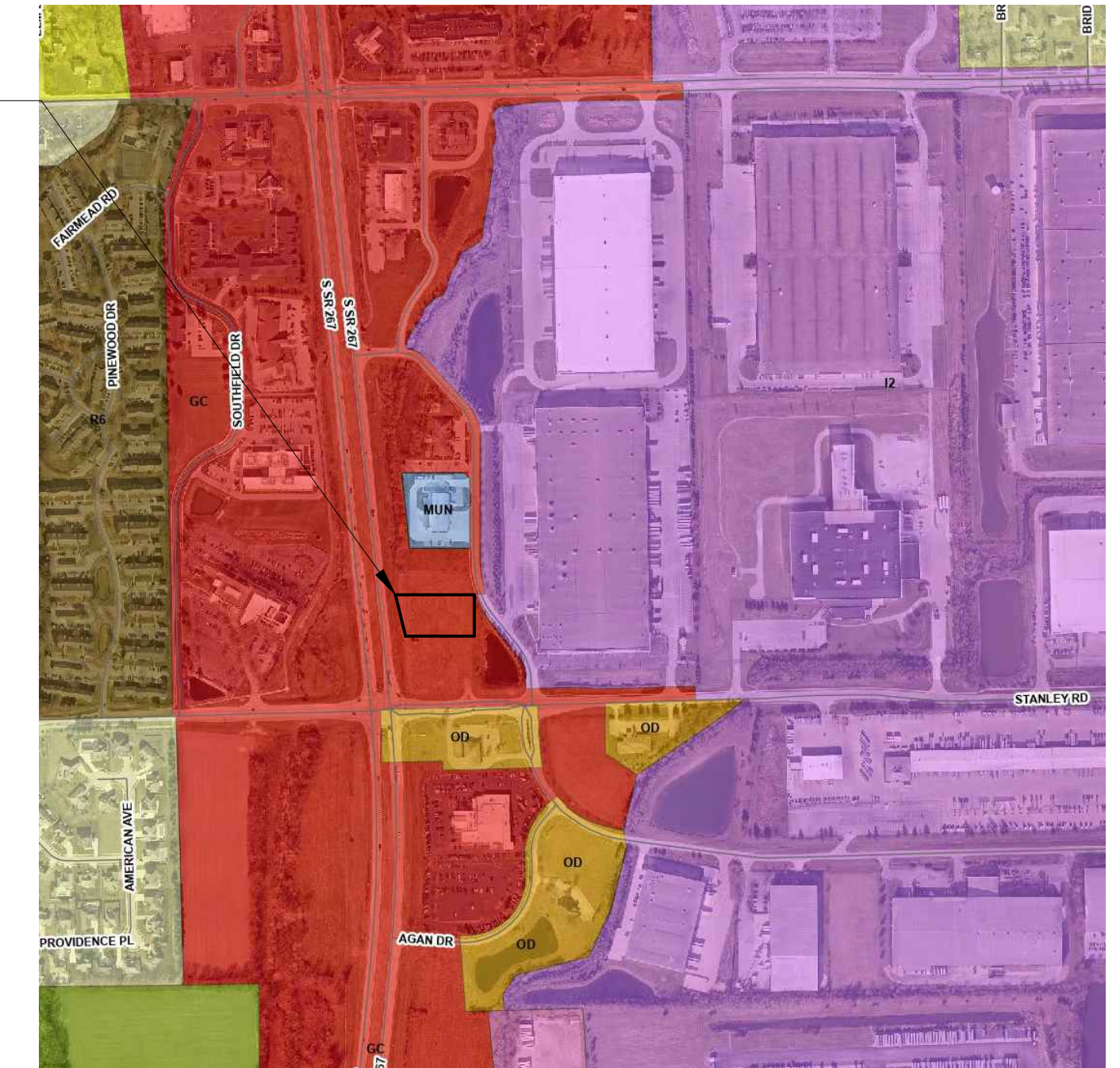
L2 EQUITIES  
 ONE LINCOLN CENTER, SUITE 1500  
 OAKBROOK TERRACE, IL  
 630-750-2235  
 CONTACT: JOE JANKOVSKY  
 EMAIL: joe@l2equities.com

PROJECT LOCATION

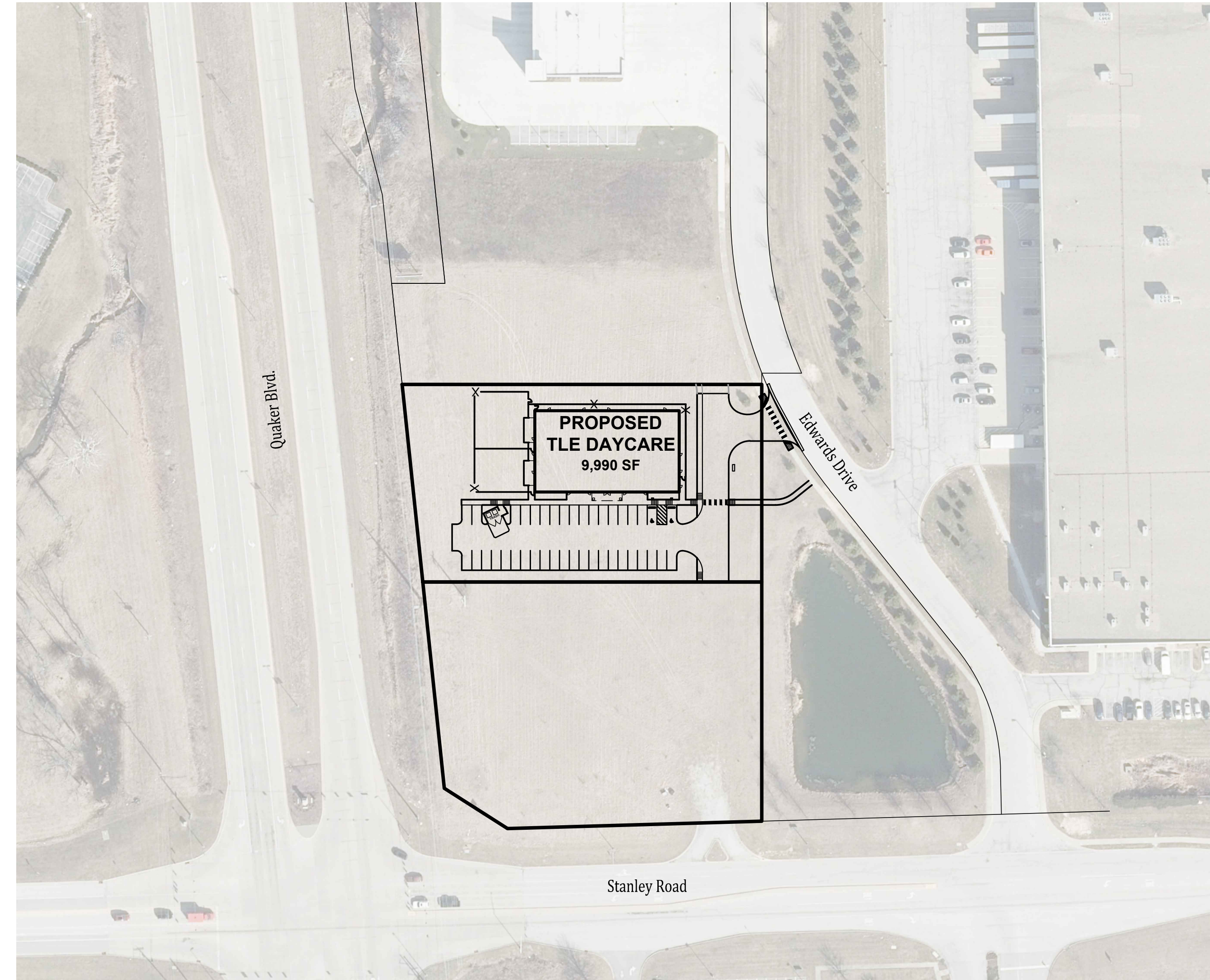


VICINITY MAP  
NO SCALE

PROJECT LOCATION



LOCATION MAP  
NO SCALE



SITE MAP  
SCALE: 1"=80'

**OPERATING AUTHORITIES**

<b>GAS</b> CenterPoint Energy 1995 E. Main Street Danville, IN 46122 317-718-3617	<b>CABLE TELEVISION</b> Comcast of Indiana P.O. Box 20911 Indianapolis, IN 46220 317-594-8509	<b>WATER</b> Plainfield Public Works Dept. 986 S. Center Street Plainfield, IN 46168 317-839-9490
<b>ELECTRIC</b> Duke Energy 5095 E. Main Street P.O. Box 29 Danville, IN 46122 317-745-4481	<b>CABLE TV / FIBER OPTIC</b> Charter Communications 1392 Trade Centre Traverse City, MI 49696 231-941-3819	<b>TELEPHONE</b> AT&T 240 N. Meridian St. Indianapolis, IN 46207 317-722-2299
<b>SANITARY</b> Plainfield Public Works Dept. 986 S. Center Street Plainfield, IN 46168 317-839-3490	<b>STORM</b> Plainfield Public Works Dept. 986 S. Center Street Plainfield, IN 46168 317-839-3490	<b>FIRE DEPARTMENT</b> Plainfield Fire Territory 591 Moon Road Plainfield, IN 46168 317-839-6939
<b>SCHOOL DISTRICT</b> Plainfield Community School Corporation 985 Longfellow Lane Plainfield, IN 46168 317-839-2578	<b>FIBER OPTIC</b> Everstream, LLC 342 Massachusetts Ave, Suite 203 Indianapolis, IN 46237	<b>FIBER OPTIC</b> Zayo Bandwith 722 N. High School Rd Indianapolis, IN 46214 765-341-1199

PLANS PREPARED BY:



853 COLUMBIA ROAD, SUITE #101  
 PLAINFIELD, IN 46168  
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 WEB: www.BanningEngineering.com

CONTACT: RYAN LINDLEY  
 EMAIL: rlindley@banning-eng.com

**NOT FOR CONSTRUCTION**

CERTIFIED BY: \_\_\_\_\_

REVISIONS		
NUMBER	DESCRIPTION	DATE

SHEET INDEX	
SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	EXISTING TOPOGRAPHY
C102	SITE LAYOUT PLAN
C103	UTILITY PLAN
L100	LANDSCAPE PLAN
P100	PHOTOMETRIC PLAN

Date: 10-09-2023  
 Project No: 23275  
 Sheet No:

C100







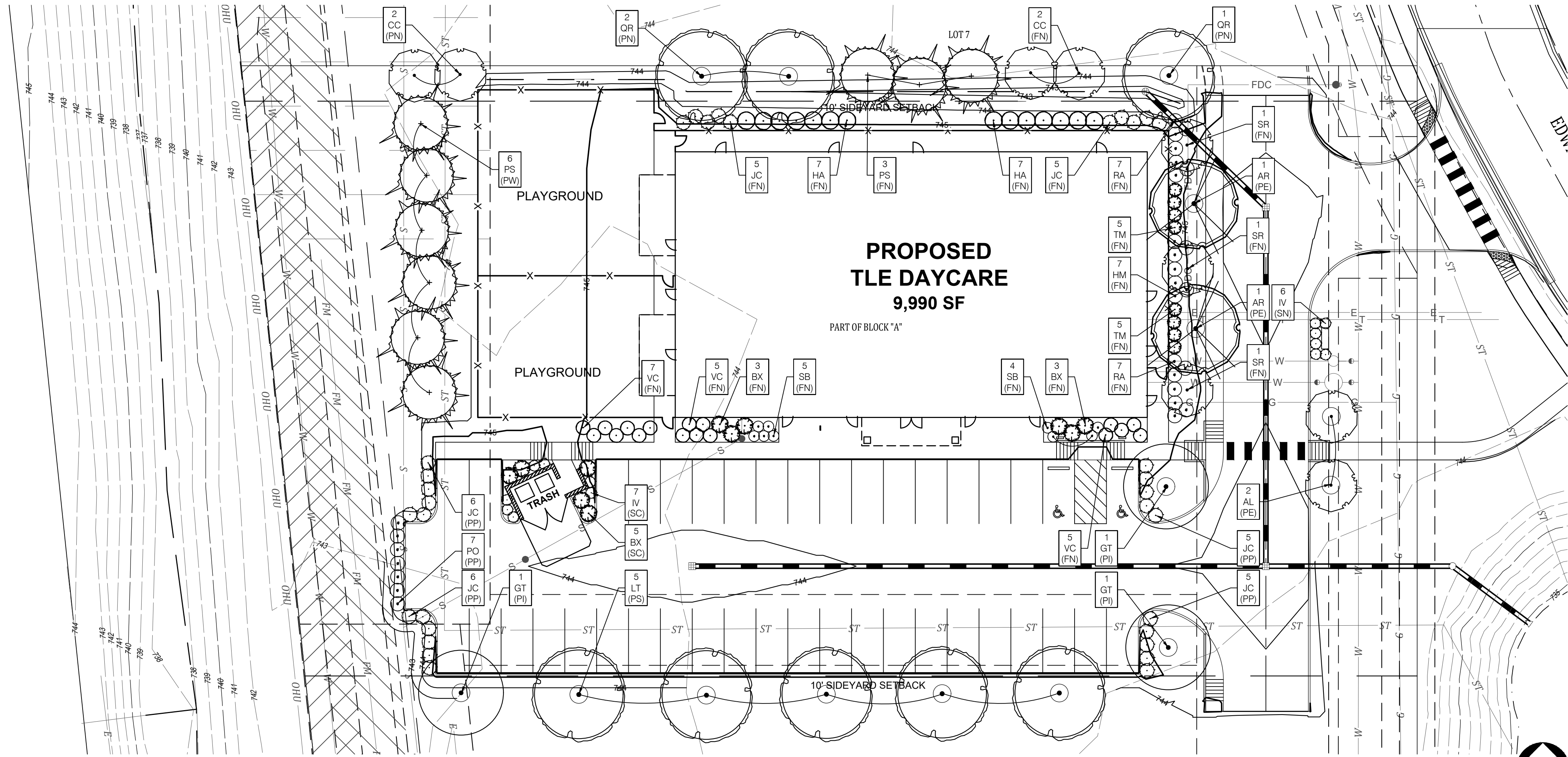




Know what's below.  
Call before you dig.

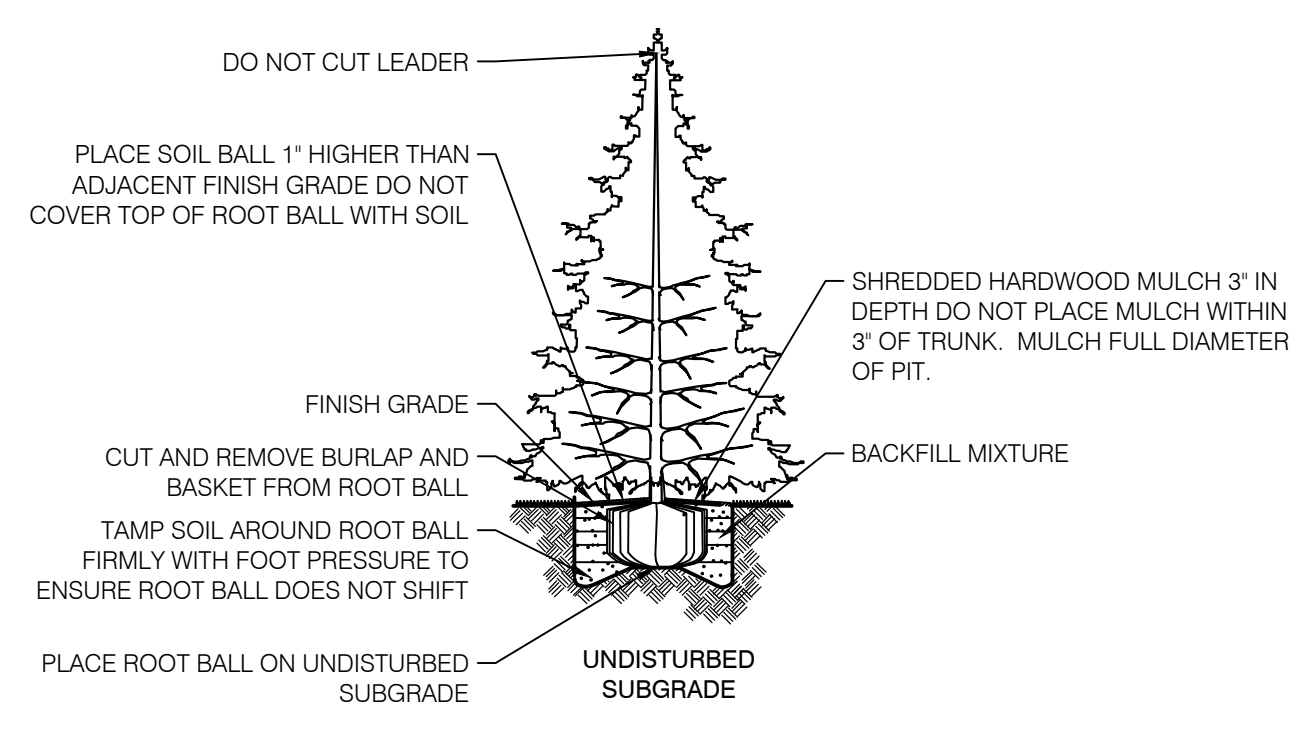
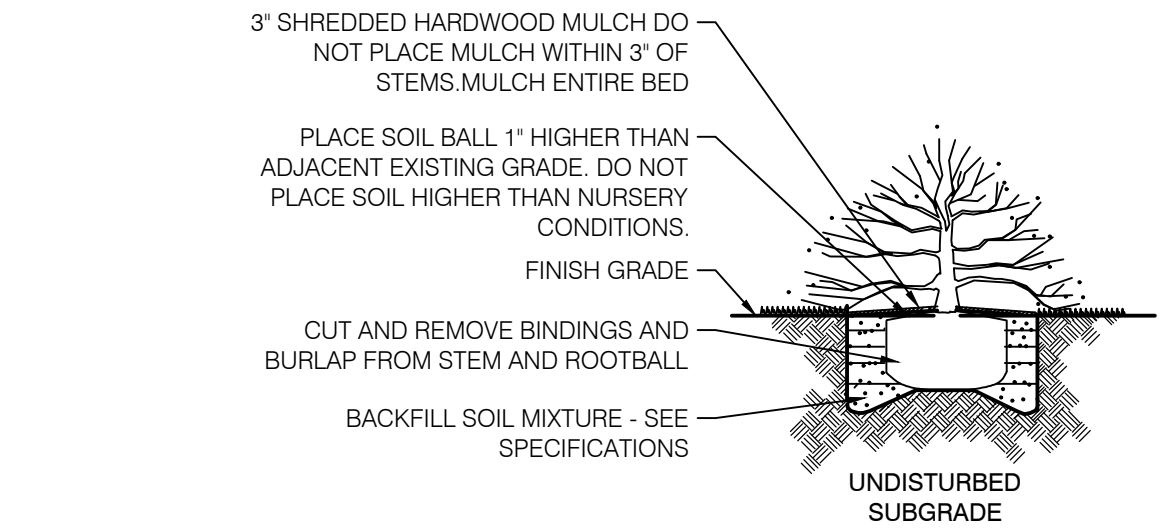
Seal

Drawn: JML  
Checked: JML  
Date: 10/09/2023  
Project No: 23538  
Revision: 10/26/2023

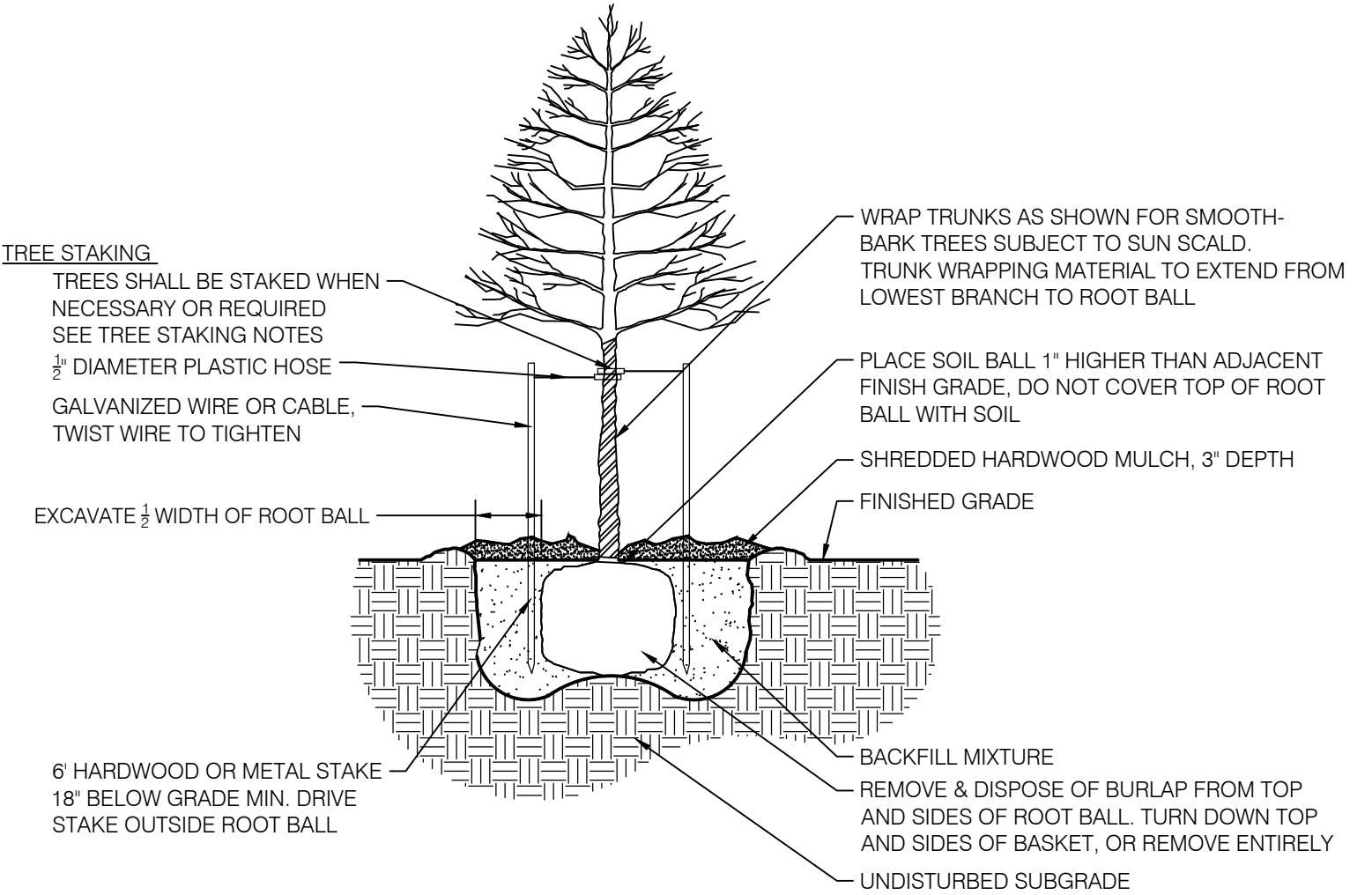


STATE ROAD 267 NORTH BOUND LANES (QUAKER BOULEVARD)

**2 SHRUB PLANTING DETAILS**



**3 EVERGREEN PLANTING DETAIL**



**4 SHADE TREE PLANTING DETAIL**

**1 OVERALL SITE LANDSCAPE PLAN**

**LEGEND**

SYMBOL	DESCRIPTION	PLANT QUANTITY PLANT TYPE REQ. LOCATION
(AD)	ADDITIONAL PLANTING - NOT REQUIRED	
(FN)	FOUNDATION REQUIREMENTS	
(PN)	PERIMETER NORTH REQUIREMENTS	
(PS)	PERIMETER SOUTH REQUIREMENTS	
(PE)	PERIMETER EAST REQUIREMENTS	
(PW)	PERIMETER WEST REQUIREMENTS	
(PI)	PARKING LOT INTERIOR REQUIREMENTS	
(PP)	PARKING LOT PERIMETER REQUIREMENTS	

**REQUIREMENTS**

(PI)	<b>PARKING LOT REQUIREMENTS</b> 1 TREE PER 15 SPACES REQUIRED 40 SPACES PROVIDED - 3 TREES REQUIRED 3 TREES PROVIDED
(PP)	<b>PARKING PERIMETER LANDSCAPE</b> HEDGE ALONG PARKING AT REQUIRED YARDS HEDGE PROVIDED ALONG FRONT YARD
(FN)	<b>BUILDING FOUNDATION REQUIREMENTS</b> LEVEL 1.0 PUV FOR EQUIVALENT OF BUILDING LENGTH 410 LF X 2' WIDE = 820 SF AT LEVEL 1.0 8.20 PUV REQUIRED 85 SHRUBS @ 24\"/>
(PN)	<b>PERIMETER NORTH YARD</b> LEVEL 1.0 PUV REQUIRED PER 100 LF 332 LF = 3.32 PUV REQUIRED 3 SHADE @ 2.5\"/>
(PS)	<b>PERIMETER SOUTH YARD</b> LEVEL 1.0 PUV REQUIRED PER 100 LF 313 LF = 3.13 PUV REQUIRED 5 SHADE @ 2.5\"/>
(PE)	<b>PERIMETER EAST YARD</b> LEVEL 1.0 PUV REQUIRED PER 100 LF 182 LF = 1.82 PUV REQUIRED 2 SHADE @ 2.5\"/>
(PW)	<b>PERIMETER WEST YARD</b> LEVEL 1.0 PUV REQUIRED PER 100 LF 183 LF = 1.83 PUV REQUIRED 3 SHADE @ 2.5\"/>
(SN)	<b>SIGN LANDSCAPE</b> 6 SHRUBS PER SIGN 6 SHRUBS PROVIDED AROUND SIGN BASE
(SC)	<b>SCREEN LANDSCAPE</b> TRASH ENCLOSURE SCREEN IN FRONT YARD 12 SHRUBS PROVIDED AROUND TRASH ENCLOSURE

**NOTES**

- GENERAL NOTES:**
- ALL UTILITIES SHALL BE LOCATED AND MARKED/FLAGGED PRIOR TO BEGINNING WORK. RELOCATE PLANTS FROM OVER OR UNDER UTILITIES. RELOCATION SHALL BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - UTILITY LOCATION NOTE: ALL LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON INFORMATION SUPPLIED BY EITHER THE CIVIL ENGINEER, SURVEYOR, OWNER, AND/OR MEASURED IN THE FIELD. IF DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO BEGINNING WORK.
  - IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PREPARATION, MATERIALS, DELIVERY, INSTALLATION AND INITIAL MAINTENANCE FOR THE LANDSCAPE PORTION OF THE PROJECT AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE OWNER'S REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR THEIR PORTION OF WORK.
  - PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER'S REPRESENTATIVE.
  - CLEAN UP ALL DEBRIS AND REMOVE FROM SITE. REPAIR ALL DAMAGED OR DISTURBED AREAS CAUSED BY LANDSCAPE WORK.
  - TOPSOIL NOTE:** TOPSOIL SHALL BE FRABLE, NATURAL LOAM, SURFACE SOIL AND FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, LITTER, ROOTS, STUMPS, STONES, AGRICULTURAL AND DOMESTIC FERTILIZERS, CHEMICALS, HERBICIDES, AND OTHER STRANGERS OR TOXIC MATTER HARMFUL TO PLANT GROWTH AND THE ENVIRONMENT. WASTE SOILS, BORROW, OR HEAVY CLAY BASED SOILS WILL NOT BE ACCEPTED. TOPSOIL SHALL HAVE A PH VALUE OF 6.0 TO 7.4 AND AN ORGANIC VALUE OF 3% TO 5%. SUBMIT SOIL SAMPLES, PH LEVELS, AND NPK ANALYSIS PRIOR TO DELIVERY TO SITE.
- PLANTING NOTES:**
- REMOVE WEEDS, ORGANIC MATTER AND ROCKS LARGER THAN 1\"/>
- SEEDING AND PREPARATION:**
- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SEED. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
  - ALL SEEDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6\"/>
- TREE STAKING NOTES:**
- CONTRACTOR TO STAKE WHEN NECESSARY OR REQUIRED, SUCH AS WIND PRONE AREAS OR UNSTABLE SOILS. STAKES SHALL BE PLACED IN MULCHED AREAS TO ALLOW FOR MOWING ADJACENT TURF.
  - STAKING SHOULD NOT BE USED TO COMPENSATE FOR DAMAGED OR WEAK TRUNKS OR ROOT BALLS. THESE TREES SHOULD BE REJECTED.
  - REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
  - ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
  - WIRES OR CABLE SIZES SHALL BE 14 TO 12 GAUGE.
  - TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE TO BE LONG ENOUGH TO ACCOMMODATE 1.5\"/>
- SODDING AND PREPARATION:**
- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SOD. FINE GRADE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
  - ALL SODDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6\"/>
- WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.**
- FOLLOWING SODDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS. ALL LAWS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE RESEEDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
  - ALL DISTURBED LAWN AREAS SHALL BE SEEDDED AS NOTED AND AS APPROVED BY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.

PRELIMINARY  
NOT FOR CONSTRUCTION

