



VICINITY MAP
WESTFIELD, INDIANA
1" = 1,000'

NOTES

- ALL RADI AND OTHER DIMENSIONS FOR 6" STANDING CURB AND CONCRETE CURB AND WALK ARE TO THE FACE OF CURB AND/OR EDGE OF WALK.
- ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
- SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- IT SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO HIS PHASE OF WORK. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATIONS FOR EACH UTILITY BEFORE WORK IS STARTED. THE CONTRACTOR SHALL NOTIFY IN WRITING THE OWNER OR THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
- ALL SIDEWALK CURB AND GUTTER STREET PAVING, CURB CUTS, DRIVEWAY APPROACHES, HANDICAP RAMP, ETC. CONSTRUCTED OUTSIDE THE PROPERTY LINE IN THE RIGHT-OF-WAY SHALL CONFORM TO ALL MUNICIPAL AND/OR STATE SPECIFICATIONS AND REQUIREMENTS.
- FOR AREAS OUTSIDE THE PROPERTY LINES, REPAIR AND/OR REPLACE ALL DAMAGE DONE TO EXISTING ELEMENTS (SIDEWALKS, PAVING, LANDSCAPING, ETC.) AS REQUIRED BY OWNER AND/OR GOVERNING AUTHORITY.
- EDGE OF NEW PAVEMENT TO BE FLUSH WITH EXISTING PAVEMENT.
- SIDEWALK EXPANSION JOINTS ARE TO BE PLACED AT ALL WALK INTERSECTIONS AND BETWEEN WALKS AND PLATFORMS. SIDEWALK SCORES AND CONTROL JOINTS ARE TO BE EQUALLY SPACED BETWEEN EXPANSION JOINTS AND PERPENDICULAR TO SIDEWALKS AT 5' INTERVALS OR LESS WITH AN EXPANSION JOINT EVERY 30' OR LESS.
- PARKING SPACE STRIPES SHALL BE 4 INCHES WIDE. YELLOW OR WHITE STRIPES SHALL BE PROVIDED AT OWNER'S PREFERENCE UNLESS OTHERWISE SHOWN.
- UNLESS OTHERWISE SHOWN, PERMANENT SIGNS SHALL BE MOUNTED ON A SINGLE U-CHANNEL DRIVE POST DRIVEN 42 INCHES BELOW GRADE. THE BOTTOM EDGE OF THE SIGN SHALL BE 6 FEET ABOVE THE NEAREST PAVEMENT EDGE ELEVATION.
- ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION. AFTER CONSTRUCTION WORK IS COMPLETE.
- ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
- FOR PROPOSED UTILITY LOCATIONS, SEE THE UTILITY PLAN.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL AND STATE STANDARDS.
- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- ALL CONSTRUCTION ACTIVITY ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH APPLICABLE O.S.H.A. STANDARDS FOR WORKER SAFETY.
- ALL SIDEWALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2.0% (1:50) AND A MAXIMUM RUNNING SLOPE OF 5.0% (1:20). ALL ACCESSIBLE PARKING AND LOADING AREAS SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
- ALL ACCESSIBLE CURB RAMP SHALL BE BUILT IN COMPLIANCE WITH CURRENT ADA GUIDELINES.

SITE INFORMATION

PARCEL NUMBER: 09-10-18-00-01-003.000
 ZONING DISTRICT: SB-PD, SPECIAL BUSINESS PLANNED DEVELOPMENT DISTRICT
 LOT AREA: 1.22 ACRES
 CANOPY AREA: 1,122 FT²
 ADJOINER ZONING:
 NORTH SB-PD, SPECIAL BUSINESS-PLANNED DEVELOPMENT DISTRICT
 SOUTH SB-PD, SPECIAL BUSINESS-PLANNED DEVELOPMENT DISTRICT
 EAST SB-PD, SPECIAL BUSINESS-PLANNED DEVELOPMENT DISTRICT
 WEST GB, GENERAL BUSINESS DISTRICT
 SUBMITTING FIRM: HAMILTON DESIGNS, LLC
 REVIEW COMMENTS CONTACT: MICHAEL THOMPSON, PE
 11988 FISHERS CROSSING DRIVE
 SUITE 154
 FISHERS, INDIANA 46038
 EXISTING/PROPOSED USE: CARWASH (CREW CARWASH)
 STORMWATER UTILITY:
 IMPERVIOUS AREA: 47,551 FT²
 RATE: 1.0 ERU / 3,500 FT² IMPERVIOUS
 EQUIVALENT RESIDENTIAL UNITS (ERU): 13.6 ERUS

LEGEND OF EXISTING FEATURES

---	PROPERTY LINE	⊕	BENCHMARK
R/W	RIGHT-OF-WAY LINE	○	MONUMENT
---	SETBACK LINE	△	SECTION CORNER
---	EASEMENT	⊠	TRANSFORMER
---	SECTION LINE	⊠	ELECTRIC METER
---	CENTERLINE	⊠	ELECTRIC MANHOLE
---	INTERMEDIATE CONTOUR	⊠	POWER POLE GUY WIRE
---	INDEX CONTOUR	⊠	LIGHT POLE
[1]	TELEPHONE UNDER GR.	⊠	PARKING LOT LIGHTS
[OH-1]	TELEPHONE OVERHEAD	⊠	TELEPHONE PEDESTAL
[FO]	FIBER OPTIC SERVICE	⊠	TELEPHONE MANHOLE
[G]	GAS SERVICE	⊠	FIBER OPTIC PEDESTAL
[E]	POWER UNDERGROUND	⊠	TRAFFIC POLE MANHOLE STOP LIGHT
[GH-1]	POWER OVERHEAD	⊠	GAS METER
[W]	WATER SERVICE	⊠	GAS VALVE
[S]	SANITARY SEWER	⊠	STORM MANHOLE
[ST]	STORM SEWER	⊠	SANITARY MANHOLE
[NP]	POND NORMAL POOL	⊠	STORM INLETS
---	EX. FLOWLINE	⊠	STORM ENDSECTION
---	CHAIN LINK FENCE	⊠	CLEAN-OUT DOWNSPOUT
---	FARM FENCE	⊠	FIRE HYDRANTS
---	WOOD FENCE	⊠	FIRE VALVE
---	IRON FENCE RAILING	⊠	WATER METER
---	BUILDING STRUCTURE	⊠	WATER VALVES
---	EX. BUILDING OVERHEAD	⊠	POST INDICATOR VALVE
RIM	RIM ELEVATION	⊠	FIRE DEPARTMENT CONN.
INV.	INVERT ELEVATION	⊠	SIGNS
FFE	FINISHED FLOOR ELEVATION	⊠	MAILBOX
		⊠	ADA PARKING
		⊠	PARKING COUNT
		⊠	TREES
		⊠	SHRUB
		⊠	SPOT GRADE

SITE PLAN LEGEND - PROPOSED

A	NOT USED
B	NOT USED
C	NOT USED
D	NOT USED
E	PAVEMENT STRIPING, 4" SOLID
F	NOT USED
G	NOT USED
H	NOT USED

LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 18, Township 18 North, Range 4 East of the Second Principal Meridian in Washington Township, Hamilton County, Indiana, more particularly described as follows:
 Commencing at the Northwest corner of the Southwest Quarter, thence North 89 degrees 19 minutes 32 seconds East (assumed bearing) along the North line thereof 418.79 feet to a prolongation Northerly of the East line of a 1.959 acre tract of land described in Warranty Deed recorded as Instrument No. 83-3497 in Deed Record 336, page 110, in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 00 minutes 00 seconds West along said prolongation and said line 304.49 feet to the Southeast corner thereof; thence South 90 degrees 00 minutes 00 seconds West along the South line of said tract 306.13 feet to the Southwest corner thereof, being also a point on the Easterly limited access right-of-way line for U.S. R. 31, described in a Warranty Deed recorded as Instrument No. 12008 in Deed Record 279, page 612 in the Office of the Recorder of said County, said limited access right-of-way line being a non-tangent curve concave Westerly and said point being North 87 degrees 03 minutes 28 seconds East 11546.16 feet to the end of point of said curve, said point being North 89 degrees 43 minutes 48 seconds East 11546.16 feet from said radius point; (2) South 01 degrees 47 minutes 33 seconds East along a non-tangent line 227.83 feet to the Point of Beginning of the herein described parcel; thence North 89 degrees 43 minutes 12 seconds East 304.74 feet; thence South 00 degrees 01 minute 41 seconds East 66.97 feet; thence South 00 degrees 16 minutes 48 seconds East 108.90 feet; thence South 89 degrees 43 minutes 12 seconds West 299.80 feet to the above said limited access right-of-way; thence North 01 degree 47 minutes 33 seconds West along said limited access right-of-way; thence North 01 degree 47 minutes 33 seconds West along said limited access right-of-way line 175.93 feet to the Point of Beginning, containing 1.220 acres or 53143.20 square feet.
 Together with a non-exclusive easement for access and road purposes as set out in Grant of Access Easement dated May 6, 1982 and recorded May 7, 1982 in Deed 330, page 561.

FLOOD NOTE

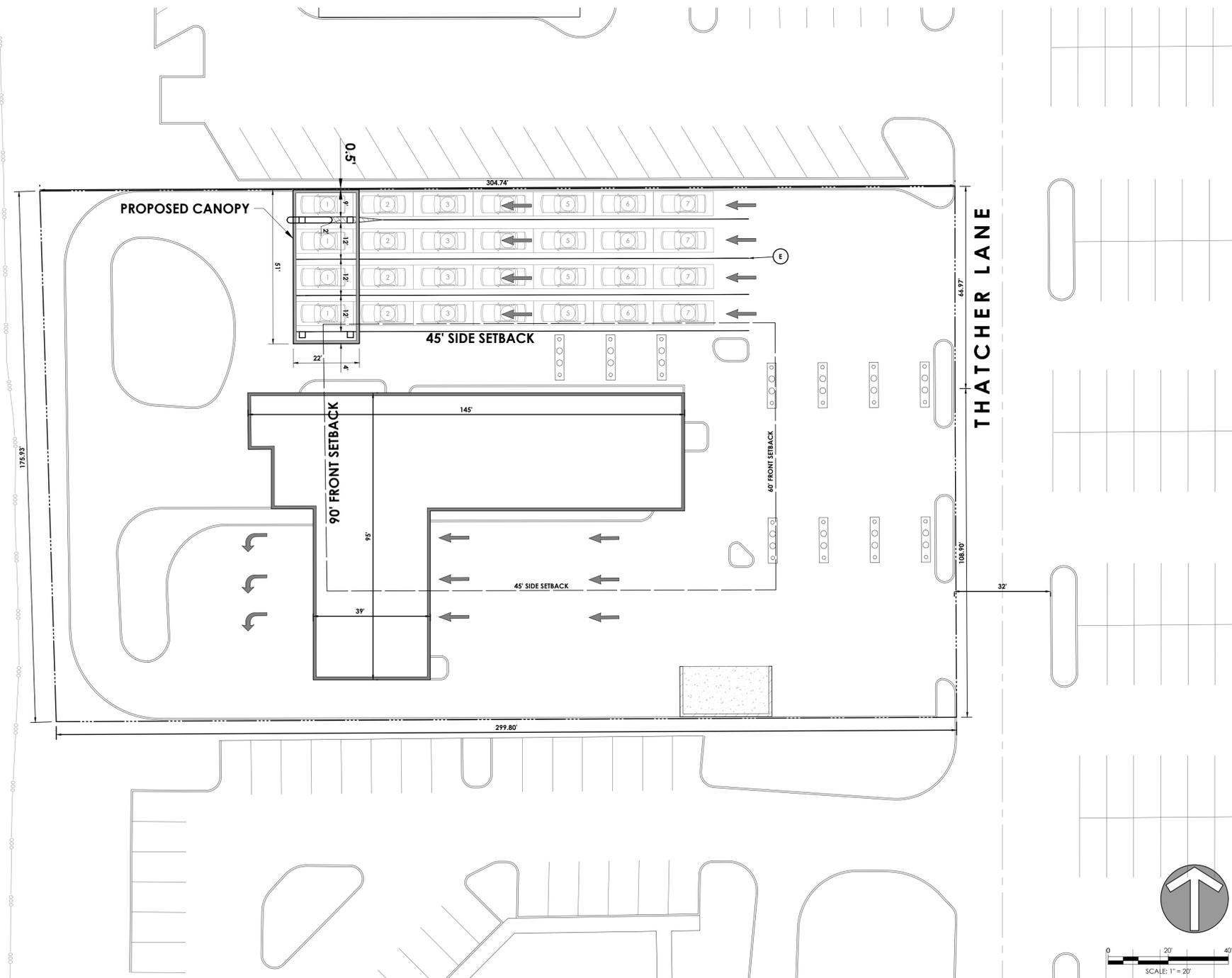
THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE X (UNSHADED) AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 18057C0200; THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED NOVEMBER 19, 2014).

SURVEY AND UTILITY DISCLAIMER

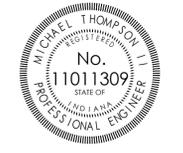
HORIZONTAL AND VERTICAL SURVEY INFORMATION WAS PROVIDED BY BEST AVAILABLE INFORMATION AND IS INTENDED FOR PERMITTING PURPOSES ONLY. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND ENSURE ALL IMPROVEMENTS ARE PROPERLY LOCATED PRIOR TO BEGINNING CONSTRUCTION.
 PRIOR TO ANY EXCAVATION FOR UNDERGROUND UTILITIES, CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION (HORIZONTAL AND VERTICAL) OF ALL EXISTING UTILITIES INCLUDING BUT NOT LIMITED TO GAS, WATER AND SANITARY SEWER. ANY CONFLICTS SHALL BE REPORTED IMMEDIATELY TO THE ENGINEER AND THE APPROPRIATE AUTHORITIES.

U.S. HIGHWAY 31

THATCHER LANE



REVISION BLOCK



Michael Thompson

DATE: 06/01/2016
 DRAWN BY: AMT
 CHECKED BY: MAT

HAMILTON DESIGNS
 A LIMITED LIABILITY COMPANY

11988 Fishers Crossing Drive, Suite 154
 Fishers, Indiana 46038
 P. (317) 750-6466
 www.hamilton-designs.com

CONSTRUCTION PLANS FOR:
CREW CARWASH | NO. 15
 14837 Thatcher Lane
 Westfield, Indiana 46032

CREW CARWASH
 10251 Hague Road
 Indianapolis, Indiana 46256

PROJECT NO.
 2016-122

DATE
 06/01/2016

SCALE
 1" = 20'

SHEET NAME
SITE PLAN

SHEET NO.
 CS-101



Know what's below.
 Call before you dig.