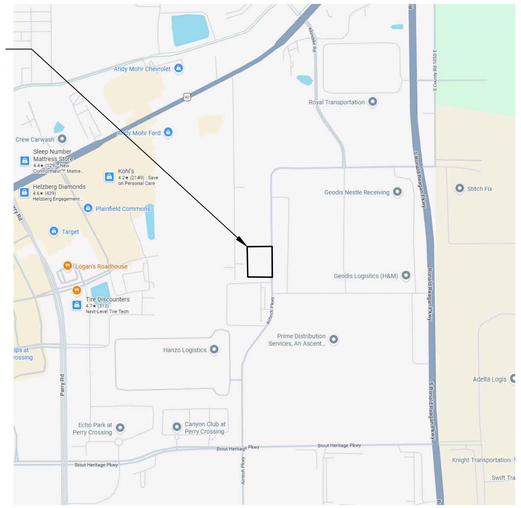
FINAL DEVELOPMENT PLANS

FAMILY PROMISE EARLY LEARNING CENTER

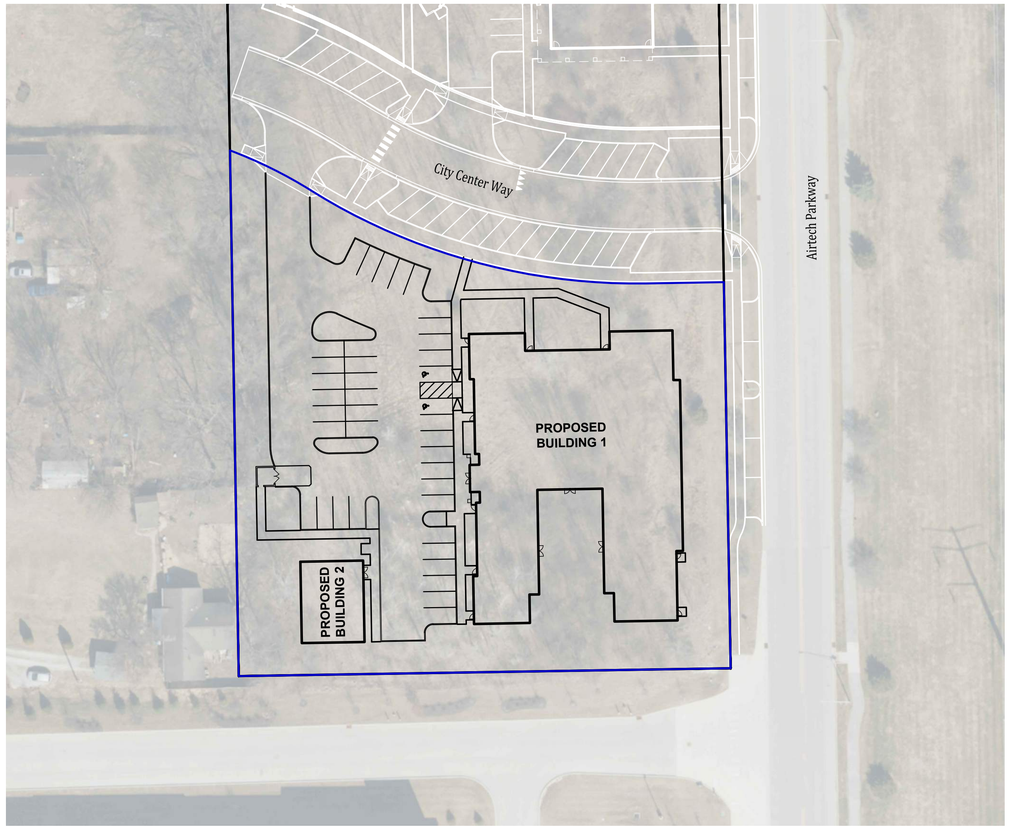
NW 1/4, SEC.19-T15N-R2E-HENDRICKS COUNTY, GUILFORD TOWNSHIP, PLAINFIELD, INDIANA
PROJECT ADDRESS
ZONED: RF

PLANS PREPARED FOR:
FAMILY PROMISE
238 NORTH VINE STREET
PLAINFIELD, IN 46168
317-296-3742
CONTACT: JENNI CRAGO
EMAIL: jenni@familypromisehendrickscounty.org

PROJECT LOCATION

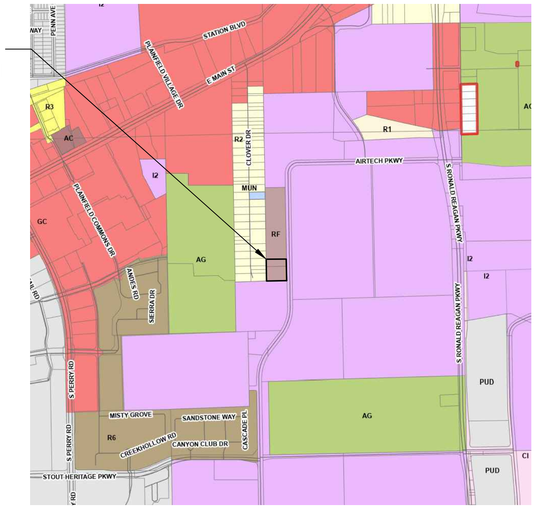


VICINITY MAP
NO SCALE



SITE MAP
SCALE: 1"=40'

PROJECT LOCATION



LOCATION MAP
NO SCALE

OPERATING AUTHORITIES

GAS
Centerpoint Energy
2345 E. Main Street
Danville, IN 46122
317-718-3617

ELECTRIC
Duke Energy
5095 E. Main Street
P.O. Box 29
Danville, IN 46122
317-745-4481

ELECTRIC
Hendricks Power Cooperative
86 N. County Road 500 E
P.O. Box 309
Danville, IN 46122
317-745-5473

SANITARY
Plainfield DPW
986 S. Center St.
Plainfield, IN 46168
317-839-3490

STORM
Town of Plainfield
206 W. Main St.
Plainfield, IN 46168
317-839-2561

CABLE TELEVISION
Comcast of Indiana
5330 E. 65th Street
Indianapolis, IN 46220
317-872-2225

FIBER OPTICS
Everstream, LLC
342 Massachusetts Ave. Suite 203
Indianapolis, IN 46237
utilityreview@everstream.net

FIBER OPTICS
Crown Castle
1500 Corporate Drive
Canonsburg, PA 15317
888-632-0931 x2

WATER
Plainfield DPW
986 S. Center Street
Plainfield, IN 46168
317-839-3490

TELEPHONE
AT&T
240 N. Meridian Street
Indianapolis, IN 46204
317-722-2299

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

Indiana 811
Know what's below. Call before you dig.

REVISIONS		
NUMBER	DESCRIPTION	DATE

SHEET INDEX	
SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	EXISTING TOPOGRAPHY
C102	SITE LAYOUT PLAN
C110	GRADING AND DRAINAGE PLAN
C300	UTILITY PLAN
L101	LANDSCAPE PLAN, DETAILS & SPECIFICATIONS
	PHOTOMETRIC PLAN

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

CONSTRUCTION DOCUMENTS

PROJECT MANAGER:_____ DATE:_____

THESE PLANS ARE NOT TO BE CONSIDERED FINAL OR TO BE UTILIZED FOR CONSTRUCTION UNLESS SIGNED AND DATED BY THE APPROPRIATE BANNING ENGINEERING PROJECT MANAGER.

THESE PLANS ARE NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

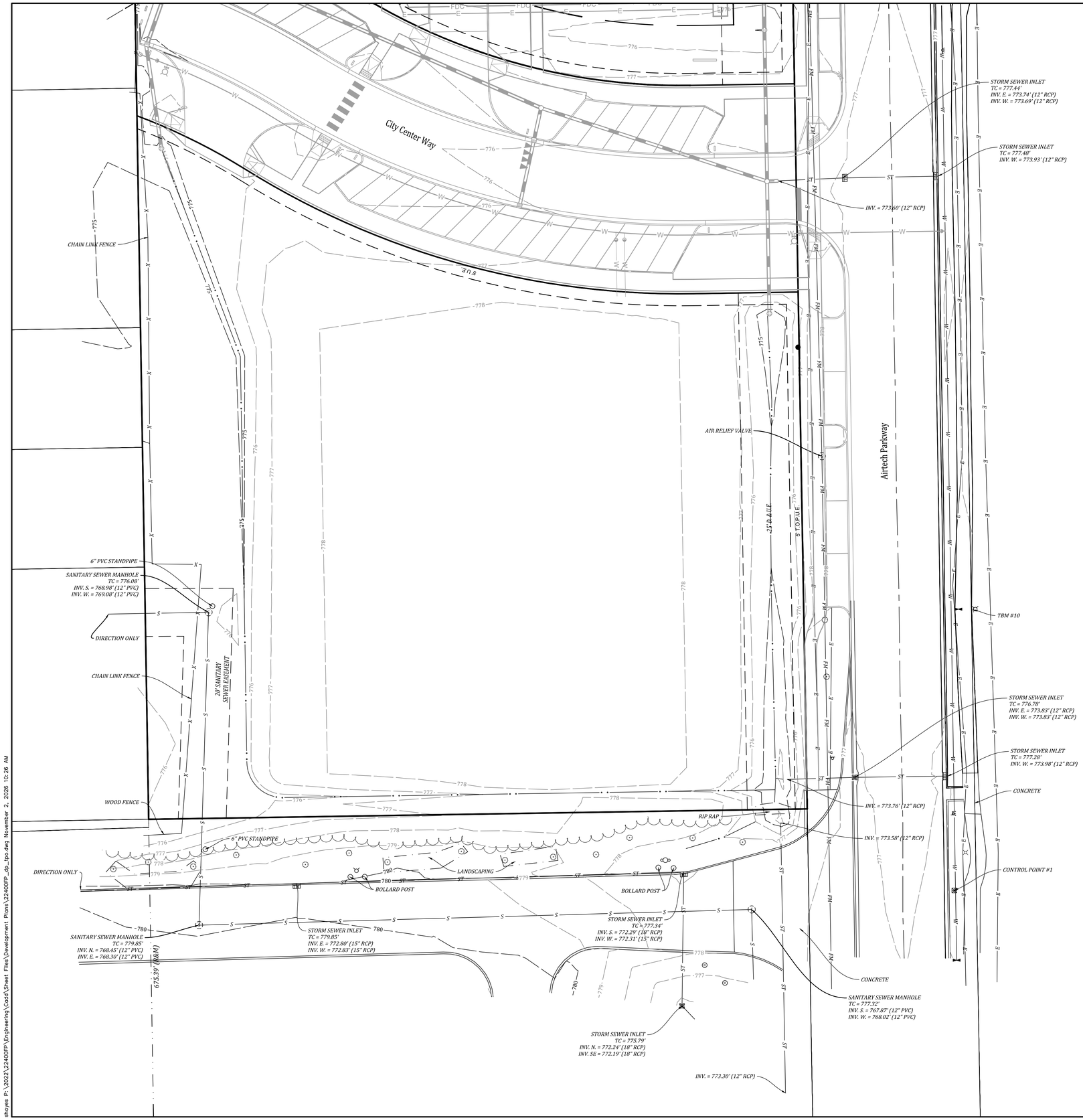
NOT FOR CONSTRUCTION

CERTIFIED BY: _____

Date:	10-15-2026
Project No:	22400FP
Sheet No:	C100

FAMILY PROMISE EARLY LEARNING CENTER

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0 20' 40'

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 ran 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 1.000000. 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
EXISTING

- W — 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
- 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

Indiana 811 Know what's below. Call before you dig.

Revisions	Sym.	Date

Designed: SJH
Drawn: SJH
Checked: RRL
Scale: 1"=20'
Date: 10-15-2026

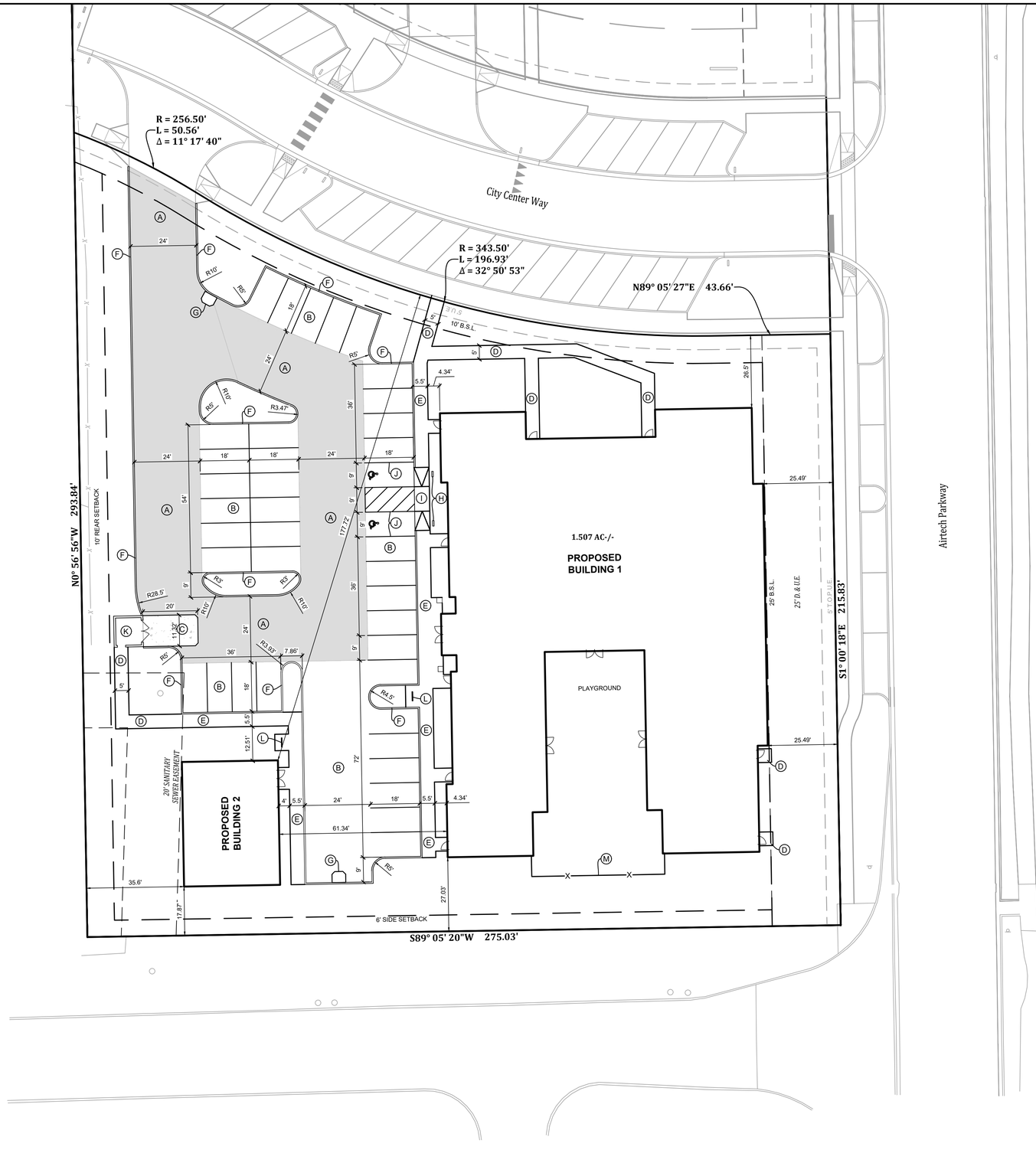
EXISTING TOPOGRAPHY
FAMILY PROMISE EARLY LEARNING CENTER
GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

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

Project No: 22400FP
Sheet No: C101

Plotted by: P:\2022\22400FP\Engineering\Cadd\Sheet Files\Development Plans\22400FP_dp_tpo.dwg November 2, 2026 10:26 AM



GENERAL NOTES

1. All work shall be performed in conformance with the Subdivision Control Ordinance of the Town of Plainfield and all other ordinances which pertain to this type of work.
2. No changes in or departure from the plans or specifications shall be made without prior approval, in writing, by the Engineer.
3. The Contractor shall be responsible for obtaining all Federal, State, County and Town of Plainfield permits, or any other permits required.
4. Before construction begins, the Contractor shall field verify the location of all utilities shown onthe plans, and contact all utility companies to locate all mains, conduits, service lines, etc., in the construction area, and shall protect all such utilities during construction.
5. Before construction begins, the Contractor shall notify the Owners, and/or the Owner's Engineer, so that an inspector may be present.
6. It shall be the responsibility of the Contractor to maintain quality control throughout the project; failure to do so may result in removal and replacement of the defective work. It is recommended that the Owner have a qualified inspector on the job site at all times during construction.
7. The Engineer shall be notified of all field tile located on the site during construction. All such field tile shall be incorporated into the storm sewer system so that it remains in working condition.
8. Plans shall be bid as a working system. Any errors or omissions shall be brought to the attention of the Engineer prior to construction. In the event of the Contractor's failing to give such notice, they shall be held responsible for the results of any such errors or omissions, and the cost of rectifying the same.
9. Structural fill shall be compacted per Geotech Report prepared by Patriot Engineering Dated Sept. 12, 2025.
10. Liability Insurance Policy shall be furnished to the Owner before any work is started.
11. The contractor shall notify the Town of Plainfield at least 72 hours prior to any bonded or bank credit letter site improvements are installed. A pre-construction meeting shall be set up with the Town of Plainfield, Contractor, engineer & owner prior to any construction.
12. All accessible pathways, sidewalks and drive crossings shall not exceed 5% running slope and 2% cross slope or the latest requirements of the Americans with Disabilities Act (ADA). Accessible ramps shall not exceed 1/12 slope and 2% cross slope or the latest requirements of the Americans with Disabilities Act (ADA).
13. Accessible Ramp Detectable Warning Surface. A detectable warning surface shall consists of truncated domes and be placed at each street, highway or railroad crossing. The detectable warning surface shall extend a minimum of 2ft in the pedestrian travel and be placed the entire width of a ramp, blended transition, or turning space.
14. These plans shall be used in conjunction with Town of Plainfield standards, refer to sheet 1 of 27 for "directions for use."
15. Refer to general note #11 on sheet 1 of 27 of the Town of Plainfield standards for "Land Disturbing Mitigation Options".

SITE PLAN NOTES

- (A) HEAVY DUTY ASPHALT
- (B) LIGHT DUTY ASPHALT
- (C) CONCRETE PAVEMENT
- (D) CONCRETE SIDEWALK, SEE DETAIL ON SHEET 03 OF 29 OF THE TOWN OF PLAINFIELD STANDARDS
- (E) INTEGRAL CURB / WALK
- (F) 6" STANDING CURB
- (G) CONCRETE COLLAR
- (H) ACCESSIBLE SIGN
- (I) ACCESSIBLE RAMP
- (J) 4" PAINTED BLUE PAVEMENT MARKING
- PAINTED BLUE ACCESSIBLE SYMBOL
- (K) TRASH ENCLOSURE
- (L) BICYCLE RACK, SEE DETAIL ON SHEET 29 OF 29 OF THE TOWN OF PLAINFIELD STANDARDS
- (M) 4' BLACK VINYL CHAIN LINK FENCE

DIMENSIONS ARE TO THE INSIDE FACE OF CURB UNLESS NOTED OTHERWISE.

PARKING SPACES ARE 9.0' WIDE UNLESS NOTED OTHERWISE.

PAINT STRIPING FOR CAR PARKING ARE 4" PAINTED WHITE UNLESS NOTED OTHERWISE.

LAND DESCRIPTION (Lot 2 in Airtech Apartments)

Part of Block "C" in Airtech Business Park, Section Five per plat thereof recorded as Instrument Number 200322251 in the Office of the Recorder of Hendricks County, Indiana and a part of the West Half of the Northwest Quarter of Section 29, Township 15 North, Range 2 East of the Second Principal Meridian in Plainfield, Hendricks County, Indiana being more particularly described as follows:

Commencing at a stone found marking the Northwest Corner of the West half of the Northwest Quarter of said Section 29; thence South 00 degrees 56 minutes 54 seconds East along the west line of said West Half a distance of 1700.98 feet to the POINT OF BEGINNING, said point being on the west line of said Block "C" and being marked by a 5/8-inch rebar with cap stamped "Banning Eng Firm 0060" (hereinafter referred to as "capped rebar") and to the beginning of a non-tangent curve to the right having a radius of 256.50 feet, subtended by a long chord having a bearing of South 63 degrees 42 minutes 33 seconds East and a distance of 50.49 feet, with a central angle of 11 degrees 17 minutes 46 seconds; the radius point of which bears South 20 degrees 38 minutes 34 seconds West; thence along the arc of said curve 50.57 feet to a point which bears North 31 degrees 56 minutes 20 seconds East from said radius point; and to the beginning of a non-tangent curve to the left having a radius of 343.50 feet, subtended by a long chord having a bearing of South 74 degrees 29 minutes 07 seconds East and a distance of 194.24 feet, with a central angle of 32 degrees 50 minutes 53 seconds; the radius point of which bears North 31 degrees 56 minutes 20 seconds East; thence along the arc of said curve 196.93 feet; thence North 89 degrees 05 minutes 27 seconds East 43.66 feet to a capped rebar on the east line of said Block "C"; thence South 01 degree 00 minutes 18 seconds East 215.83 feet to a capped rebar; thence South 89 degrees 05 minutes 20 seconds West 275.04 feet to a capped rebar; thence North 00 degrees 56 minutes 54 seconds West along the southerly extension of the west line of Block "C" and said west line 293.84 feet to the POINT OF BEGINNING, containing 1.507 acres, more or less.

Indiana 811 Know what's below. Call before you dig.

Revisions	Sym.	Date

Designed: SJH
Drawn: SJH
Checked: RRL
Scale: 1"=20'
Date: 10-15-2026

SITE LAYOUT PLAN
FAMILY PROMISE EARLY LEARNING CENTER
GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

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: 22400FP
Sheet No: C102

Plotted: November 2, 2026 10:26 AM By: mathoyes P:\2022\22400FP\Engineering\Cadd\Sheet Files\Development Plans\22400FP_dp_slt.dwg

15 LF +/- OF 4" SUB-DRAIN FINGERS TYP. WHERE SHOWN SEE DETAIL 10 C500

City Center Way

Airtech Parkway

1.507 AC-/-

PROPOSED BUILDING 1
FF = 779.20
GRADE AT DOORS = 779.20

PROPOSED BUILDING 2
FF = 779.20
GRADE AT DOORS = 779.20

10' B.S.L.

25' B.S.L.

25' D.& U.E.

10' REAR SETBACK

6' SIDE SETBACK

DIRECTION ONLY

SANITARY MANHOLE
TC = 776.08'
INV. S. = 768.98' (12" PVC)
INV. W. = 769.08' (12" PVC)

STORM SEWER INLET
TC = 777.44'
INV. E. = 773.74' (12" RCP)
INV. W. = 773.69' (12" RCP)

STORM SEWER INLET
TC = 777.46'
INV. W. = 773.93' (12" RCP)

INV. = 773.60' (12" RCP)

AIR RELIEF VALVE

STORM SEWER INLET
TC = 776.78'
INV. E. = 773.83' (12" RCP)
INV. W. = 773.83' (12" RCP)

STORM SEWER INLET
TC = 777.28'
INV. W. = 773.98' (12" RCP)

INV. = 773.76' (12" RCP)

INV. = 773.58' (12" RCP)

SANITARY SEWER MANHOLE
TC = 779.85'
INV. N. = 768.45' (12" PVC)
INV. E. = 768.30' (12" PVC)

STORM SEWER INLET
TC = 779.85'
INV. E. = 772.80' (15" RCP)
INV. W. = 772.83' (15" RCP)

STORM SEWER INLET
TC = 777.34'
INV. S. = 772.29' (18" RCP)
INV. W. = 772.31' (15" RCP)

SANITARY SEWER MANHOLE
TC = 777.32'
INV. S. = 767.87' (12" PVC)
INV. W. = 768.02' (12" PVC)

STORM SEWER INLET
TC = 775.79'
INV. N. = 772.24' (18" RCP)
INV. SE = 772.19' (18" RCP)

INV. = 773.30' (12" RCP)

0 20' 40'

LEGEND

EXISTING

- W — 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
- 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

PROPOSED

- STORM SEWER
- SUB-DRAIN FINGER
- RD — ROOF DRAIN
- SD — SUBSURFACE DRAIN
- S — SANITARY SEWER
- W — WATER MAIN
- FDC — FIRE DEPARTMENT CONNECTION LINE
- E — ELECTRIC LINE
- T — COMMUNICATION LINE
- G — GAS SERVICE LINE
- FLOWLINE
- SANITARY MANHOLE
- C.O. — SANITARY CLEANOUT
- (10) — SANITARY STRUCTURE NO.
- STORM MANHOLE
- STORM INLET
- 100 — STORM STRUCTURE NO.
- FLOW DIRECTION
- 100.00 — SPOT GRADE
- 100.50 / 100.00 — TOP OF CURB / CASTING; BOTTOM OF CURB
- FIRE HYDRANT
- WATER VALVE
- FIRE DEPARTMENT CONNECTION
- WATER METER
- ET — ELECTRIC TRANSFORMER
- 898.00 — ROOF DRAIN INVERT
- HP — HIGH POINT
- ME — MATCH EXISTING

Indiana 811 Know what's below. Call before you dig.

Revisions | Sym. | Date

Designed: SJH
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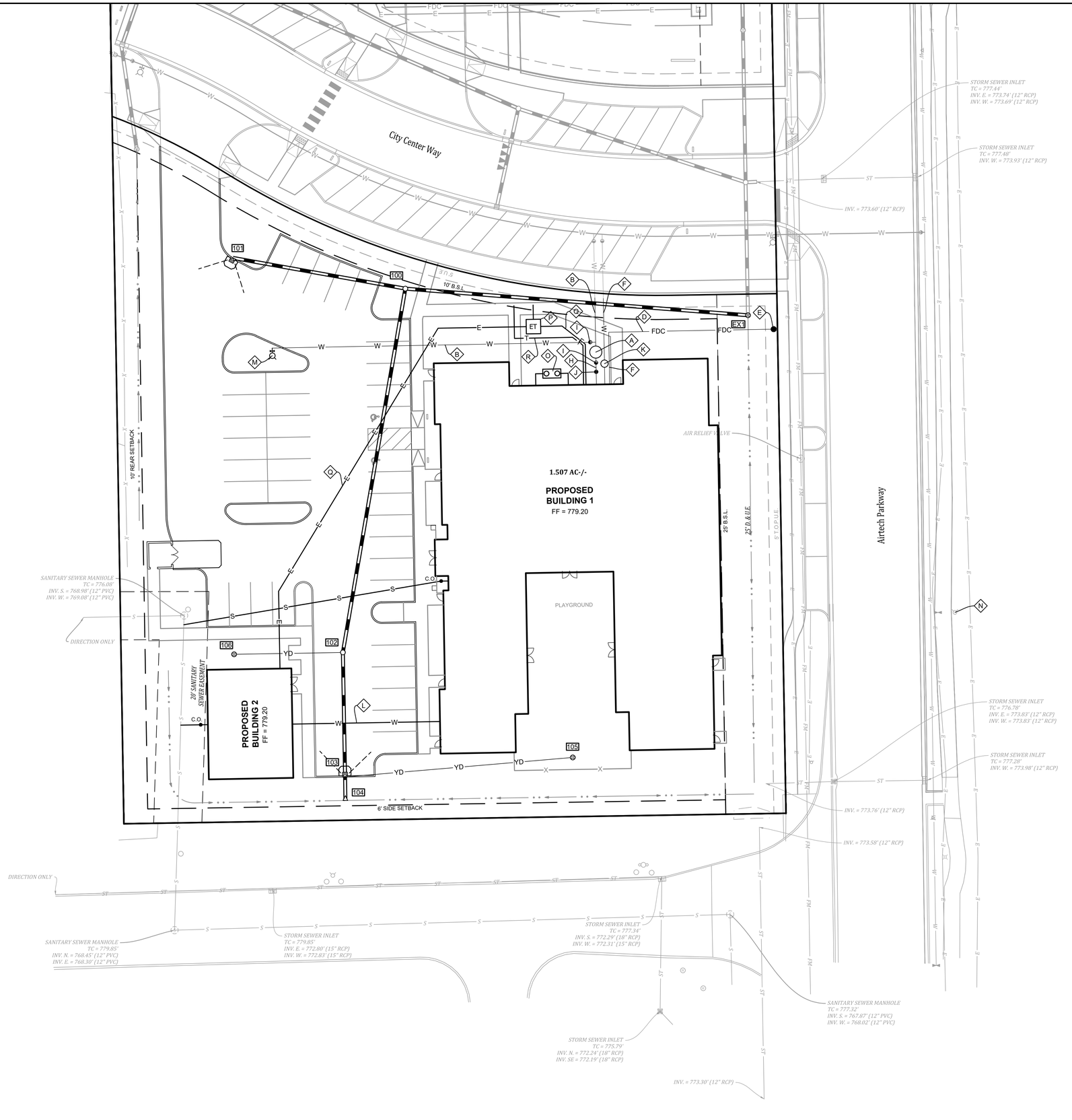
GRADING AND DRAINAGE PLAN
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Project No: 22400FP
Sheet No: C110

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UTILITY PLAN NOTES

A. FIRE PROTECTION METER VAULT, SEE DETAIL DS-W06 ON SHEET 14 OF 29 OF THE TOWN OF PLAINFIELD DETAILS

B. 6" D.I. WATER LINE

C. NOT USED

D. 6" D.I. FIRE DEPARTMENT CONNECTION LINE

E. FIRE DEPARTMENT CONNECTION, PER TOWN OF PLAINFIELD STANDARDS

F. 2" 'K' COPPER WATER SERVICE

G. NOT USED

H. 6" D.I. FIRE SERVICE

I. 6" VALVE

J. POST INDICATOR VALVE

K. 2" METER, SEE DETAIL DS-W03 ON SHEET 13 OF 29 OF THE TOWN OF PLAINFIELD STANDARDS

L. 3/4" 'K' COPPER WATER SERVICE

M. FIRE HYDRANT, SEE DETAIL ON SHEET 13 OF 29 OF THE TOWN OF PLAINFIELD STANDARDS

N. EXISTING FIRE HYDRANT

O. GREASE INTERCEPTOR, SEE DETAIL ON SHEET 18 OF 29 OF THE TOWN OF PLAINFIELD STANDARDS

P. ELECTRIC TRANSFORMER, VERIFY WITH UTILITY

Q. ELECTRIC SERVICE, VERIFY WITH UTILITY

R. COMMUNICATION SERVICE, VERIFY WITH UTILITY

LEGEND

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- FIRE HYDRANT
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- FIRE DEPARTMENT CONNECTION
- WATER METER
- ET ELECTRIC TRANSFORMER

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Revisions

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UTILITY PLAN
FAMILY PROMISE EARLY LEARNING CENTER
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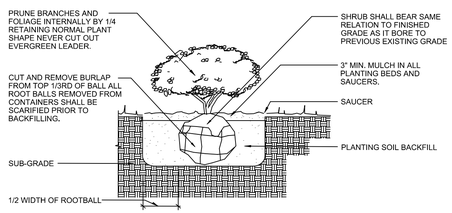
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Project No: 22400FP

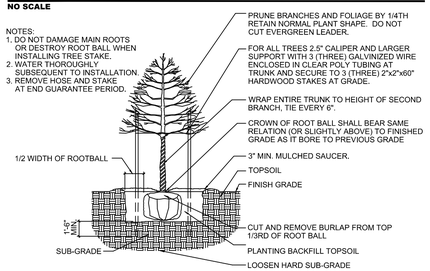
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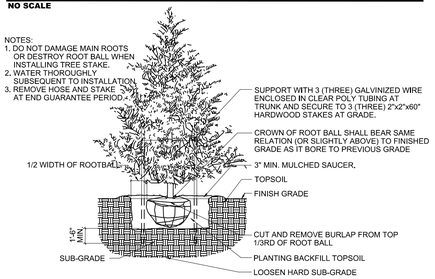
SHRUB PLANTING

NO SCALE



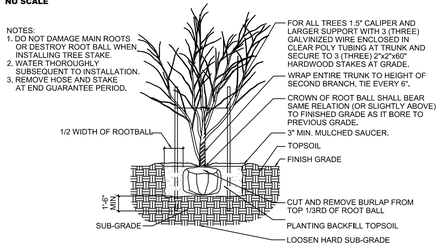
CANOPY TREE PLANTING

NO SCALE



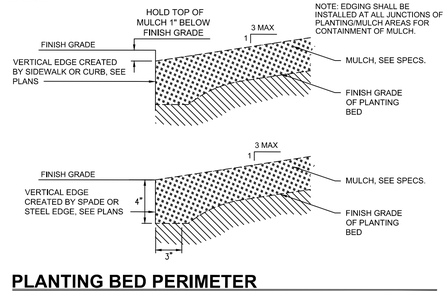
EVERGREEN TREE PLANTING

NO SCALE



ORNAMENTAL TREE PLANTING

NO SCALE



PLANTING BED PERIMETER

NO SCALE

LANDSCAPE SPECIFICATIONS

GENERAL NOTES:

1. ALL UTILITIES SHALL BE LOCATED AND MARKED/FLAGGED BEFORE BEGINNING LANDSCAPE WORK RELOCATED PLANTS THAT ARE UNDER OR OVER UTILITIES. THE RELOCATED PLANTS TO BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT/DESIGNER PRIOR TO INSTALLATION. CONTRACTOR SHALL NOTIFY UTILITY LOCATE SERVICE (811) A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION.
2. UTILITY LOCATION NOTE: ALL LOCATIONS SHOWN ON PLANS ARE APPROXIMATE AND BASED ON PROVIDED INFORMATION BY SURVEYOR OR CIVIL ENGINEER OR OWNER AND OR MEASURED IN THE FIELD. IF DISCREPANCIES EXIST OR ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER, OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT/DESIGNER PRIOR TO BEGINNING ANY WORK.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLANS AND PLANT LIST. THE PLAN SHALL DICTATE.
4. THESE SPECIFICATIONS COVER THE FURNISHING OF LABOR, PLANTS, EQUIPMENT, AND MATERIALS TO PERFORM LANDSCAPE OPERATIONS IN CONNECTION WITH THIS CONSTRUCTION PROJECT AT THE LOCATIONS SHOWN ON THE LANDSCAPE DRAWING.
5. PLANTS AND ALL LANDSCAPE MATERIAL TO BE STORED ON SITE WILL BE PLACED WHERE THEY ARE NOT IN CONFLICT WITH CONSTRUCTION OPERATIONS.
6. REMOVE AND CLEAN UP ALL DEBRIS AND REMOVE FROM SITE, REPAIR DAMAGED OR DISTURBED AREAS CAUSED BY LANDSCAPE CONTRACTOR.
7. TOPSOIL: TOPSOIL SHALL BE FRIABLE, NATURAL LOAM, SURFACE SOIL AND FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, LITTER, ROOTS, STONES DOMESTIC AND AGRICULTURE FERTILIZERS, HERBICIDES, AND OTHER TOXIC MATERIALS HARMFUL TO PLANT GROWTH AND ENVIRONMENT. WASTE SOILS, BORROW, OR HEAVY CLAY BASED SOILS WILL NOT BE ACCEPTED. TOPSOIL SHALL HAVE A PH VALUE OF 6.0-7.4. SUBMIT SOIL SAMPLES, PH SAMPLES, PH LEVELS AND NPK ANALYSIS PRIOR TO DELIVERY.

PLANTING NOTES:

1. REMOVE WEEDS, ORGANIC MATTER, ROCKS LARGER THAN 1.5" FROM SOIL.
2. LANDSCAPE MATERIALS: FERTILIZER: GRANULAR NON-BURNING PRODUCT COMPOSED OF NOT LESS THAN 50% ORGANIC SLOW ACTING, GUARANTEED ANALYSIS PROFESSIONAL FERTILIZER; 20% NITROGEN, 10% PHOSPHORIC ACID, AND 5% POTASH BY WEIGHT OR SIMILARLY APPROVED COMPOSITION.
3. PLANTING BACKFILL SOIL: BACKFILL PLANT PITS WITH THE FOLLOWING TOPSOIL MIXTURE: 1 PART ON-SITE TOPSOIL, 1 PART IMPORTED TOPSOIL, 1 PART COMPOST AND 1/2 POUND PLANT SPECIFIED FERTILIZER PER CUBIC YARD.
4. PLANT MATERIALS: PROVIDE TREES AND SHRUBS AS INDICATED. COMPLY WITH SIZING AND GRADING STANDARDS OF "AMERICAN STANDARD FOR NURSERY STOCK". PROVIDE ONLY SOUND, HEALTHY VIGOROUS PLANTS FREE FROM DEFECTS, DISFIGURING KNOTS, SUNSCALD INJURIES, FROST CRACKS, PLANT DISEASES, INSECTS OR ANY OTHER FORM OF DISEASE OR INFESTATION. ALL PLANTS SHALL HAVE FULLY DEVELOPED FORM WITHOUT VOIDS OR OPEN SPACES.
5. NO SUBSTITUTIONS OF PLANT MATERIAL WILL NOT BE ALLOWED. IF PLANTS ARE NOT AVAILABLE. THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/DESIGNER, OWNERS REPRESENTATIVE IN WRITTING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT/DESIGNER OR OWNERS REPRESENTATIVE.
6. LANDSCAPE ARCHITECT/DESIGNER OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS DURING THE COURSE OF THE PROJECT.
7. PLANTING BED MULCH: 3 INCHES OF GRADE 'A' SHREDDED HARDWOOD MULCH WHERE PLANTING BED ADJOINS EITHER PAVEMENT OR TURF.
8. PLANTING BED FABRIC: DEWITT PRO 5 WEED BARRIER. INSTALL ONLY IN PLANTING BEDS.
9. SEE PLANTING DETAILS FOR PLANTING, PRUNING AND STAKING REQUIREMENTS.

SEEDING AND SODDING PREPARATION:

1. LANDSCAPE CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SODDING OR SEEDING. FINE GRADE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS. FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
2. ALL TURF AREAS WITHIN LIMIT LINES TO RECEIVE 6" TOPSOIL PRIOR TO OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED. CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
3. TURF AREAS TO TO BE SCARIFIED/CULTIVATE TO A DEPTH OF 4" AND LIGHTLY ROLLED (NOT COMPACTED) PRIOR TO BEING SODDED OR SEEDED.
4. LAWNS TO BE FERTILIZED WITH 12-12-12 AT A RATE OF 10 LBS/1000 SQ.FT. PRIOR TO INSTALLATION.
5. WATER AND MAINTAIN GRASS STAND IS ESTABLISHED AND READY FOR MOWING AT A MINIMUM 4" HEIGHT. CONTRACTOR SHALL MAINTAIN LAWN FOR A PERIOD OF 60 DAYS BEYOND FINAL ACCEPTANCE BY MOWING AND WATERING AS REQUIRED TO MAINTAIN VIGOROUS GROWTH DURING ESTABLISHMENT.

SEEDED LAWN:

DIAMOND-BLEND BLUEGRASS - SEED.

1. COMPLETE ALL OTHER LANDSCAPE PLANTINGS, MULCHING, FINE GRADING AND STAKING PRIOR TO SEEDING LAWN AREAS.
2. PROVIDE SEEDED LAWN FOR ALL LAWN AREAS UTILIZING AMER-TURF FRONT-RUNNER TURF TYPE TALL FESCUE BLEND SEED.
3. APPLY SEED AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET.
4. SEED BED SHALL BE IN A FIRM BUT UNCOMPACTED CONDITION WITH A RELATIVELY FINE TEXTURE AT TIME OF SEEDING.
5. CONTRACTOR SHALL MAINTAIN SEEDING LAWN FOR A PERIOD OF 60 DAYS BEYOND FINAL ACCEPTANCE BY MOWING AND WATERING AS REQUIRED TO MAINTAIN VIGOROUS GROWTH DURING ESTABLISHMENT PERIOD.
6. LAWN AREAS SHALL NOT HAVE VOIDS LARGER THAN 6"X6". IF VOIDS ARE LARGER THAN ACCEPTABLE SIZE AN OVERSEEDING SHALL BE COMPLETED BY THE CONTRACTOR DURING THE NEXT AVAILABLE GROWING SEASON.
7. FALL GROWING SEASON AUGUST 15TH - SEPTEMBER 20TH. SPRING GROWING SEASON MARCH 20TH - APRIL 20TH.

PROJECT WARRANTY:

1. CONTRACTOR SHALL WARRANT TREES, SHRUBS, AND PLANTS FOR A PERIOD OF ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND INSTALLER'S CONTROL. REMOVE AND REPLACE TREES, SHRUBS OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD.

BUILDING A.
BUILDING FOUNDATION TO RECEIVE 1.0 P.U.V. PER 100'.
BUILDING A.
REQUIRED TOTAL POINTS = 8.75
TOTAL POINTS SHOWN ON PLAN = 8.15 PTS

BUILDING B.
BUILDING FOUNDATION TO RECEIVE 1.0 P.U.V. PER 100'.
BUILDING B.
REQUIRED TOTAL POINTS = 3.07
TOTAL POINTS SHOWN ON PLAN = 2.77 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.

LANDSCAPING OF DUMPSTER ENCLOSURE
PLANTING AROUND DUMPSTER ENCLOSURE SHOWN ON PLAN PER ORDINANCE.

LANDSCAPING AROUND CONDENSING UNIT
PLANTING AROUND AIR CONDENSING UNIT PROVIDED PER ORDINANCE.

SOUTH PERIMETER PROPERTY LINE
LANDSCAPE PLANTINGS
LEVEL 5 PLANTING
NARROW SPREAD EVERGREEN TREE 6' HEIGHT= 0.4 PTS

S1	14	NARROW SPREAD EVERGREEN TREE 6' HT.	= 5.6 PTS
S2	14	NARROW SPREAD EVERGREEN TREE 6' HT.	= 5.6 PTS
S3	7 1	NARROW SPREAD EVERGREEN TREE 6' HT. EVERGREEN TREE 6' HEIGHT	= 3.3 PTS

Plus any additional Existing Trees along Property Line

TOTAL POINTS REQUIRED = 13.75 PTS./LEVEL 5
5 POINTS/100' FOR LEVEL 5 PLANTING
TOTAL POINTS SHOWN ON PLAN = 14.5 PTS.

WEST PERIMETER PROPERTY LINE
LANDSCAPE PLANTINGS LEVEL
5 LANDSCAPE PLANTING
NARROW SPREAD EVERGREEN TREE 6' HEIGHT= 0.4 PTS.
EVERGREEN TREE = 0.5 PTS.

W1	16	NARROW SPREAD EVERGREEN TREE 6' HT.	= 6.4 PTS
W2	13	NARROW SPREAD EVERGREEN TREE 6' HT.	= 5.2 PTS
W3	6 1	EVERGREEN TREE 6' HEIGHT ORNAMENTAL TREE 1.5" CALIPER	= 3.5 PTS

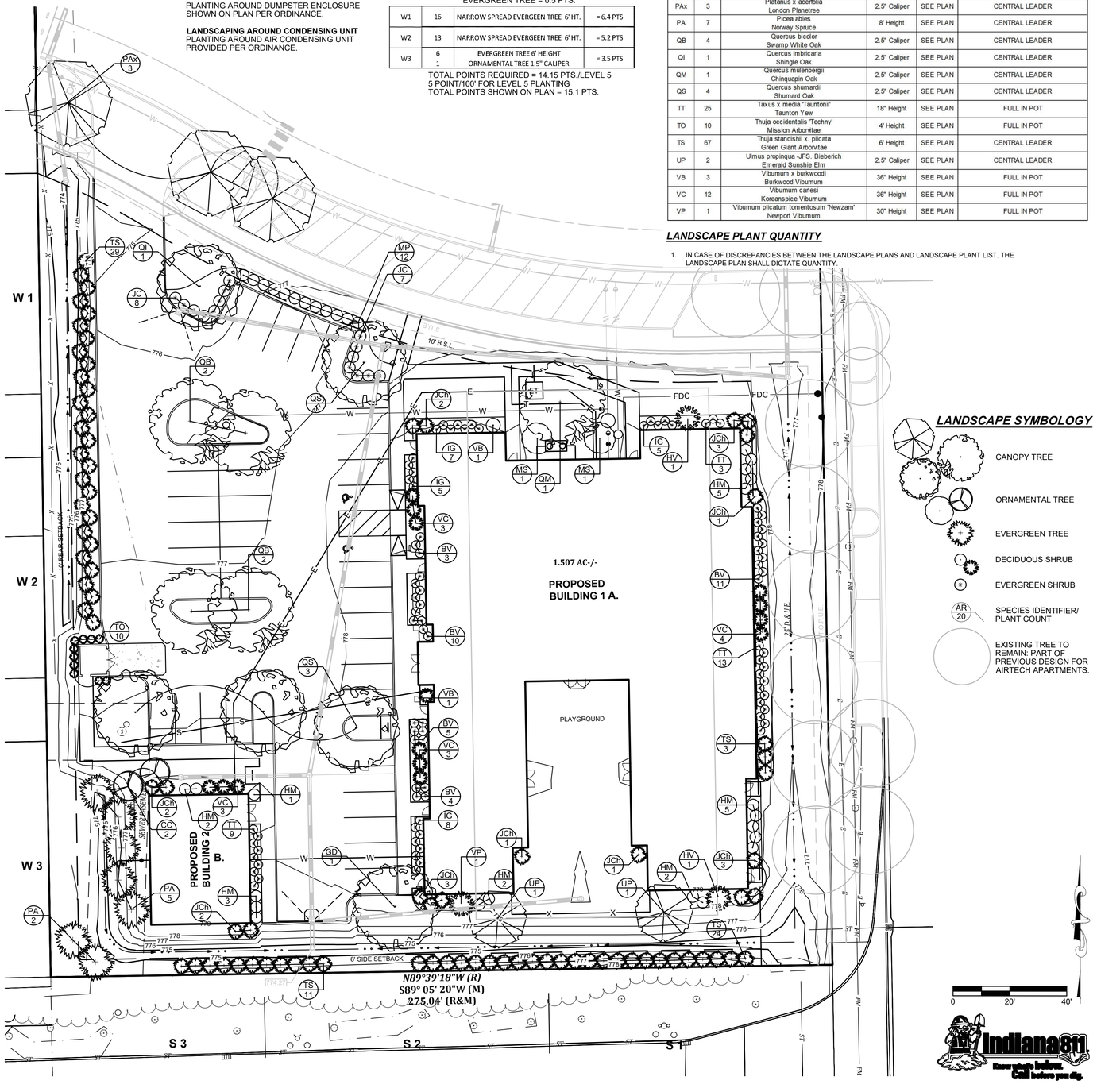
TOTAL POINTS REQUIRED = 14.15 PTS./LEVEL 5
5 POINT/100' FOR LEVEL 5 PLANTING
TOTAL POINTS SHOWN ON PLAN = 15.1 PTS.

PLANT SCHEDULE

KEY	QTY	PLANT NAME BOTANICAL NAME COMMON NAME	SIZE	SPACING	REMARKS
BV	33	Buxus x koreana 'Green Velvet' Green Velvet Boxwood	18" Height	SEE PLAN	FULL IN POT
CC	2	Cercis canadensis Eastern Redbud	1.5" Caliper	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60' OF HEIGHT
GD	1	Gymnocladus dioicus Kentucky Coffeetree	2.5 " Caliper	SEE PLAN	CENTRAL LEADER
HM	20	Hydrangea macrophylla 'All Summer Beauty' All Summer Beauty Hydrangea	18" Height	SEE PLAN	FULL IN POT
HV	2	Hamamelis vernalis Vernal Witchhazel	6' Spread	SEE PLAN	FULL IN POT
IG	25	Ilex glabra 'Compacta' Compact Inkberry	24" Spread	SEE PLAN	FULL IN POT
JCh	18	Juniperis chinensis 'Hetzi Columnaris' Green Columnar Juniper	6' Height	SEE PLAN	FULL IN POT
JC	15	Juniperis chinensis 'Sea Green' Sea Green Juniper	24" Height	SEE PLAN	FULL IN POT
MP	12	Myrica pensylvanica Northern Bayberry	36" Height	SEE PLAN	FULL IN POT
MS	2	Magnolia soulangeana Saucer Magnolia	8' Height	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60' OF HEIGHT
PAx	3	Platanus x acerifolia London Planetree	2.5" Caliper	SEE PLAN	CENTRAL LEADER
PA	7	Picea abies Norway Spruce	8' Height	SEE PLAN	CENTRAL LEADER
QB	4	Quercus bicolor Swamp White Oak	2.5" Caliper	SEE PLAN	CENTRAL LEADER
QI	1	Quercus imbricaria Shingle Oak	2.5" Caliper	SEE PLAN	CENTRAL LEADER
QM	1	Quercus muhlenbergii Chinquapin Oak	2.5" Caliper	SEE PLAN	CENTRAL LEADER
QS	4	Quercus shumardii Shumard Oak	2.5" Caliper	SEE PLAN	CENTRAL LEADER
TT	25	Taxus x media 'Tauntonii' Taunton Yew	18" Height	SEE PLAN	FULL IN POT
TO	10	Thuja occidentalis 'Techny' Mission Arborvitae	4' Height	SEE PLAN	FULL IN POT
TS	67	Thuja standishii x. plicata Green Giant Arborvitae	6' Height	SEE PLAN	CENTRAL LEADER
UP	2	Ulmus propinqua -JFS. Bieberich Emerald Sunshie Elm	2.5" Caliper	SEE PLAN	CENTRAL LEADER
VB	3	Vibumum x burkwoodi Burkwood Vibumum	36" Height	SEE PLAN	FULL IN POT
VC	12	Vibumum carlesi Koreanspice Vibumum	36" Height	SEE PLAN	FULL IN POT
VP	1	Vibumum plicatum tomentosum 'Newzam' Newport Vibumum	30" Height	SEE PLAN	FULL IN POT

LANDSCAPE PLANT QUANTITY

1. IN CASE OF DISCREPANCIES BETWEEN THE LANDSCAPE PLANS AND LANDSCAPE PLANT LIST. THE LANDSCAPE PLAN SHALL DICTATE QUANTITY.



LANDSCAPE SYMBOLOGY

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- AR 20 — SPECIES IDENTIFIER/ PLANT COUNT
- EXISTING TREE TO REMAIN: PART OF PREVIOUS DESIGN FOR AIRTECH APARTMENTS.

0 20' 40'

Indiana 811 Know what's below. Call before you dig.

Sym.	Revisions	Date

Designed: MRM
Drawn: MRM
Checked: RRL
Scale: 1"=20'
Date: 10-15-2026

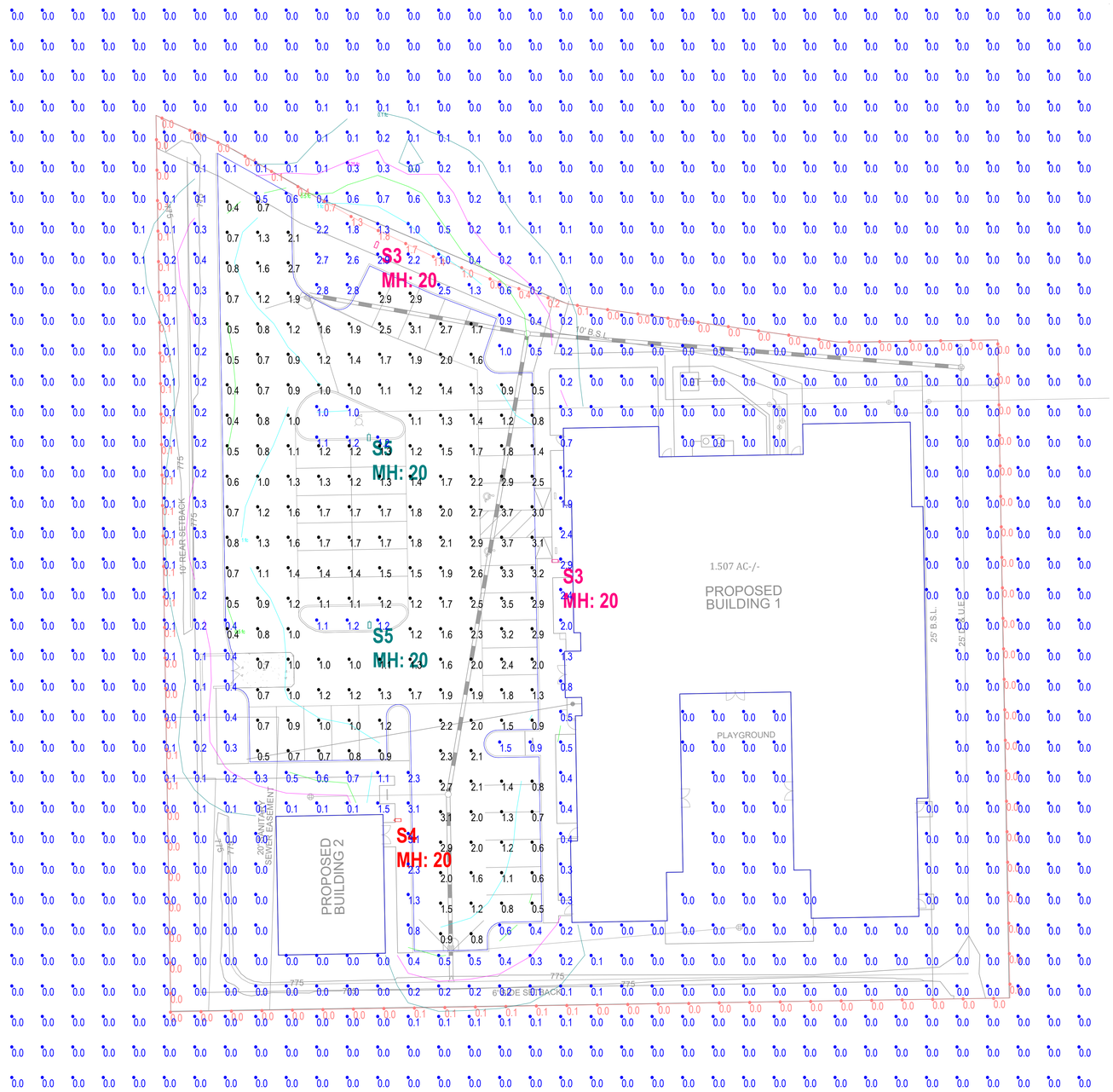
##########
FAMILY PROMISE EARLY LEARNING CENTER
GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

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: 22400FP
Sheet No: ####

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SITE LIGHTING - PLAN VIEW
Scale: 1 inch= 20 Ft.

PHOTOMETRIC PLAN DESIGNED BY ESL-SPECTRUM
WWW.ESL-SPECTRUM.COM
PHONE: 317.951.2300

Luminaire Schedule								
Project: 20260194-JD FAMILY PROMISE - SITE LIGHTING R1 10-15-26								
Symbol	Qty	Label	Arrangement	Lum. Watts	Lum. Lumens	LLF	Manufacturer	Description
	2	S3	Single	69.9	9381	0.850	ILP	SAS-9L-U-50-T3-HSS (20' POLE)
	1	S4	Single	69.9	9281	0.850	ILP	SAS-9L-U-50-T4 (20' POLE)
	2	S5	Single	69.9	9445	0.850	ILP	SAS-9L-U-50-TSS (20' POLE)

CALCULATIONS ARE MAINTAINED HORIZONTAL ILLUMINANCE FIGURES IN FOOT-CANDLES
POINTS SHOWN ARE AT GRADE
FIXTURE MOUNTING HEIGHTS ARE SPECIFIED NEXT TO FIXTURES AS "MH"

Calculation Summary							
Project: 20260194-JD FAMILY PROMISE - SITE LIGHTING R1 10-15-26							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING LOT_Grade	Illuminance	Fc	1.49	3.7	0.4	3.73	9.25
PERIMETER_Grade	Illuminance	Fc	0.11	3.1	0.0	N.A.	N.A.
PROPERTY LINE_Grade	Illuminance	Fc	0.11	1.8	0.0	N.A.	N.A.

ESL-Spectrum's services are for estimation purposes only, and are not warranties.
Final design and illumination levels must be determined and specified by an electrical engineer.
Field results may differ from computer predictions because of many uncontrollable factors and adverse test conditions such as:
line voltage variations, lamp performance, product manufacturing tolerances, jobsite conditions, and other unrecoverable light-loss factors.

THE FIXTURE TYPE(S) AND LAMPING(S) SPECIFIED ON THIS LAYOUT MUST BE USED IN ORDER TO MEET THE EXACT CRITERIA AND PERFORMANCE DATA SHOWN.
IES RECOMMENDED ILLUMINANCE TARGETS USED WHERE APPLICABLE.

ESL SPECTRUM
LIGHTING / CONTROLS / DESIGN