

ROGERS CREEK SUBDIVISION AND MY PLACE HOTEL

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 14 NORTH, RANGE 1 EAST IN THE TOWN OF PLAINFIELD, HENDRICKS COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT A 1-INCH STEEL PIN FOUND MARKING THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 85 DEGREES 53 MINUTES 45 SECONDS WEST ALONG THE SOUTH LINE THEREOF 450.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 85 DEGREES 53 MINUTES 45 SECONDS WEST 455.79 FEET TO THE SOUTHEAST CORNER OF PCSC HIGH SCHOOL AS PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 200537134 IN THE OFFICE OF THE RECORDER OF HENDRICKS COUNTY, (THE FOLLOWING NINE (9) CALLS ARE ALONG THE EASTERLY LINES THEREOF AND ALONG THE CENTERLINE OF CLARKS CREEK); 1) THENCE NORTH 05 DEGREES 42 MINUTES 28 SECONDS EAST 55.54 FEET; 2) THENCE NORTH 48 DEGREES 53 MINUTES 15 SECONDS EAST 125.88 FEET; 3) THENCE NORTH 13 DEGREES 19 MINUTES 14 SECONDS WEST 128.88 FEET; 4) THENCE NORTH 52 DEGREES 09 MINUTES 11 SECONDS WEST 186.33 FEET; 5) THENCE NORTH 23 DEGREES 16 MINUTES 21 SECONDS WEST 98.71 FEET; 6) THENCE NORTH 12 DEGREES 57 MINUTES 39 SECONDS EAST 69.16 FEET; 7) THENCE NORTH 53 DEGREES 21 MINUTES 55 SECONDS EAST 74.56 FEET; 8) THENCE NORTH 07 DEGREES 29 MINUTES 03 SECONDS WEST 272.20 FEET; 9) THENCE NORTH 03 DEGREES 50 MINUTES 46 SECONDS EAST 61.09 FEET TO THE SOUTHWEST CORNER OF THE LAND OF CUMBERLAND TRACE AS PER PLAT RECORDED AS INSTRUMENT NUMBER 201506254 IN SAID RECORDER'S OFFICE (THE FOLLOWING THREE (3) CALLS ARE ALONG THE SOUTHERLY LINES THEREOF); 1) THENCE SOUTH 89 DEGREES 25 MINUTES 45 SECONDS EAST 375.30 FEET; 2) THENCE NORTH 65 DEGREES 14 MINUTES 34 SECONDS EAST 331.43 FEET; 3) THENCE NORTH 86 DEGREES 47 MINUTES 23 SECONDS EAST 113.83 FEET TO THE WESTERLY RIGHT OF WAY OF STATE ROAD 267 (THE FOLLOWING FOUR (4) CALLS ARE ALONG SAID RIGHT OF WAY); 1) THENCE SOUTH 03 DEGREES 12 MINUTES 39 SECONDS EAST 234.34 FEET; 2) THENCE SOUTH 02 DEGREES 30 MINUTES 00 SECONDS WEST 150.75 FEET; 3) THENCE SOUTH 10 DEGREES 03 MINUTES 12 SECONDS EAST 251.79 FEET; 4) THENCE SOUTH 03 DEGREES 12 MINUTES 38 SECONDS EAST 39.44 FEET TO THE NORTH LINE OF LAND OF L & Q REALTY, LLC, DESCRIBED IN INSTRUMENT NUMBER 200825976 IN SAID RECORDER'S OFFICE; THENCE SOUTH 85 DEGREES 41 MINUTES 45 SECONDS WEST ALONG SAID NORTH LINE 335.54 FEET; THENCE SOUTH 03 DEGREES 12 MINUTES 15 SECONDS EAST ALONG THE WEST LINE OF SAID LAND 323.42 FEET TO THE POINT OF BEGINNING, CONTAINING 14.204 ACRES, MORE OR LESS.

SUBDIVISION NOTES

TOTAL ACREAGE: 14.20 ACRES (618,735.20 SF)

LOT 1 (HOTEL LOT): 2.01 ACRES (87,405 SF)

LOT 2 (FUTURE DEVELOPMENT): 3.47 ACRES (151,154 SF)
(DEVELOPABLE AREA): 1.74 ACRES (75,795 SF)

OPEN SPACE/COMMUNITY BENEFIT: 7.93 ACRES (345,390 SF)

BUILDING/PARKING LOT NOTES

PROPOSED USE: MY PLACE HOTEL

FLOOR AREA:

- MAIN: 9,950 SF
- SECOND LEVEL: 9,413 SF
- THIRD LEVEL: 9,413 SF
- TOTAL FLOOR AREA: 28,776 SF

ROOM NUMBER TOTAL: 64

PARKING SPACES: 88 (LOT 1 - HOTEL)

BUILDING COVERAGE RATIO: 11.3% (BUILDING: 9,950 SF LOT: 88,414.11 SF)

LOT DEVELOPMENT NOTES

TOWNSHIP: 14N
RANGE: 1E
SECTION: 1
PARCEL NUMBER: 32-15-01-300-004.00-012
ALT: 21-2-01-41E-300-004

PARCEL ACREAGE: 14.20 ACRES (618,735.20 SF)

ZONING: GC

FLOOD PLAIN: 15% OF LOT IS BELOW 100 YEAR FLOOD PLAIN (ZONE X).
29% OF LOT IS BELOW 100 YEAR FLOOD PLAIN (ZONE AE).
MAP #18063C0286D. FEMA MAP PANEL #286 OF 375. EFFECTIVE DATE: 9/25/2009

CONTACTS

OWNER/DEVELOPER:
LEGACY DEVELOPMENT, LLC
1910 8TH AVE NE
ABERDEEN, SD 57401

ARCHITECT:
THE RICHARDSON DESIGN PARTNERSHIP
JEFF BYERS, AIA
510 SOUTH 600 EAST
SALT LAKE CITY, UT 84102
801.355.6868

CIVIL ENGINEER:
LEGACY DESIGN GROUP, LLC
CRAIG LARSEN, PE
PO BOX 1692
BOUNTIFUL, UT 84011-1692
605.725.5257

SURVEYOR:
BANNING ENGINEERING
853 COLUMBIA RD.
PLAINFIELD, IN 46168
317.707.3700

GEOTECHNICAL ENGINEER:
ALT & WITZIG ENGINEERING
4105 W. 99TH ST.
CARMEL, IN 46032
317.875.7000

UTILITY PROVIDERS

WATER, SANITARY SEWER, STORM SEWER:
PLAINFIELD PUBLIC WORKS
986 S. CENTER ST.
PLAINFIELD, IN 46168

ELECTRIC:
DUKE ENERGY
1000 E. MAIN ST.
PLAINFIELD, IN 46168

NATURAL GAS:
VECTREN ENERGY
16222 ALLISONVILLE RD.
NOBLESVILLE, IN 46060

COMMUNICATIONS/CABLE:
(CONFIRM PROVIDER W/OWNER)

VICINITY MAP



DESIGNER'S CERTIFICATION

SHEET INDEX & REVISION TABLE

L dg	DATE	PRIM. PLAT		DEVT PLAN		REVISION	
		1/4/18	1/26/18	1/26/18	2/22/18	REVISION 2	REVISION 3
C000	CIVIL COVER SHEET						
C001	CIVIL NOTES						
C100	SITE PLAN						
C200	UTILITY PLAN						
C300	GRADING PLAN						
C400	SWPPP						
C500	CIVIL DETAILS						
C501	CIVIL DETAILS						
C502	CIVIL DETAILS						
C600	SIGN DETAIL						
L100	LANDSCAPE COLOR						
L101	LANDSCAPE SITE						
L102	PLANTING PLAN						
L103	PLANTING PLAN						
L501	NOTES & DETAILS						
L502	NOTES & DETAILS						
A200	BUILDING ELEVATION						
A201	BUILDING ELEVATION						
A052	DUMPSTER DETAILS						
E100P	PHOTOMETRIC PLAN						

X DENOTES REVISED OR NEW SHEET
 R DENOTES REMOVED SHEET
 * DENOTES FOR INFORMATION ONLY, SEE APPROVED ARCHITECTURAL SHEETS FOR CONSTRUCTION



© 2017 BY LEGACY DESIGN GROUP, LLC. DRAWING NOT TO BE REUSED IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION

OWNER:
PLAINFIELD HOTEL GROUP, LLC

ROGERS CREEK SUBDIVISION

MY PLACE HOTEL

HWY 267 & HADLEY RD.

LEGAL DESC.:
TWP: 14N
RNG: 1E
SEC: 1

Preliminary
 02/23/2018 2:52:24 PM



Rev.	Date	Comment
-	-	-

DRAWN BY: BMA
DESIGN BY: BMA
ORIG. ISSUE DATE: -



CIVIL COVER SHEET
C000 of CXX