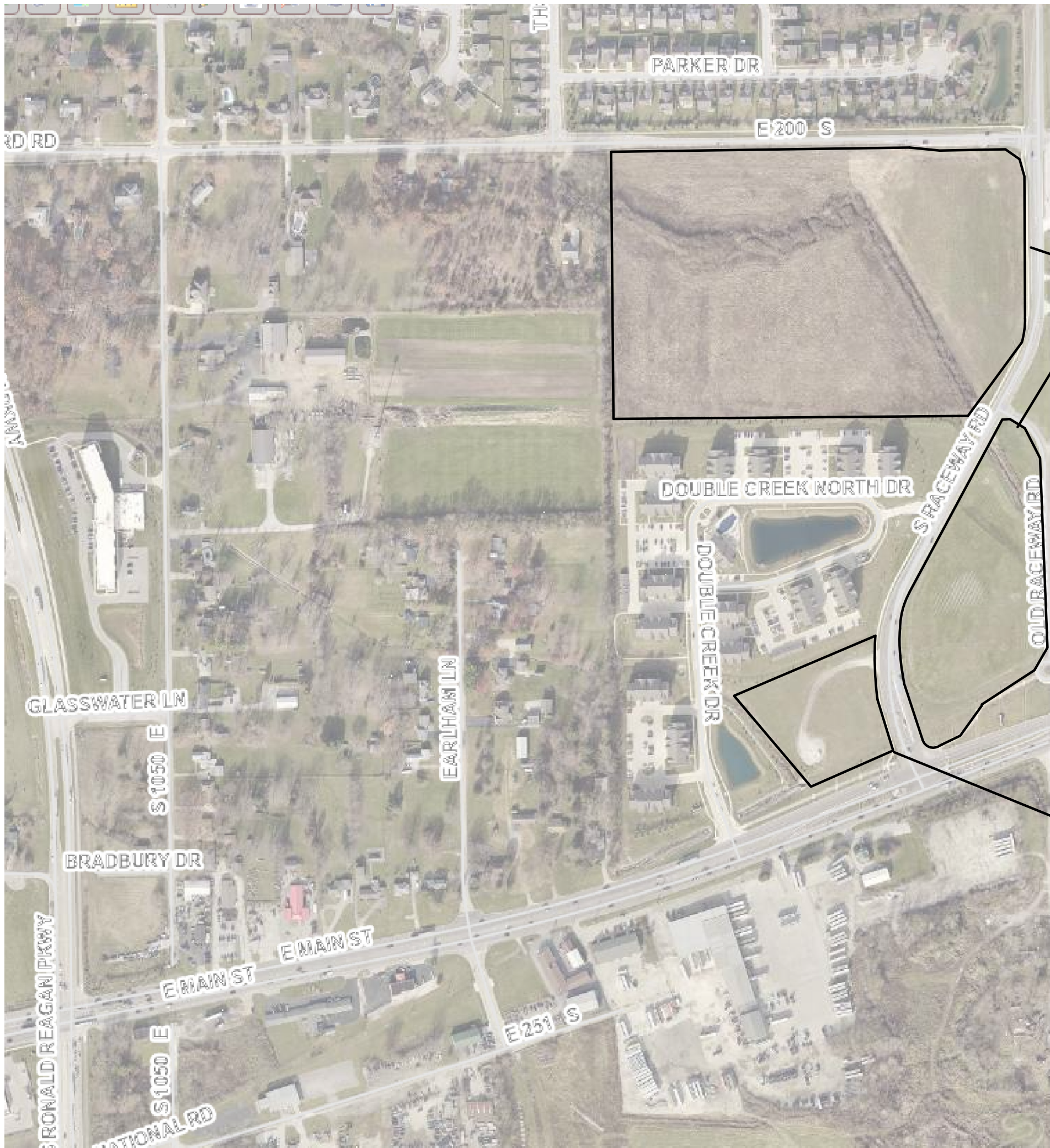
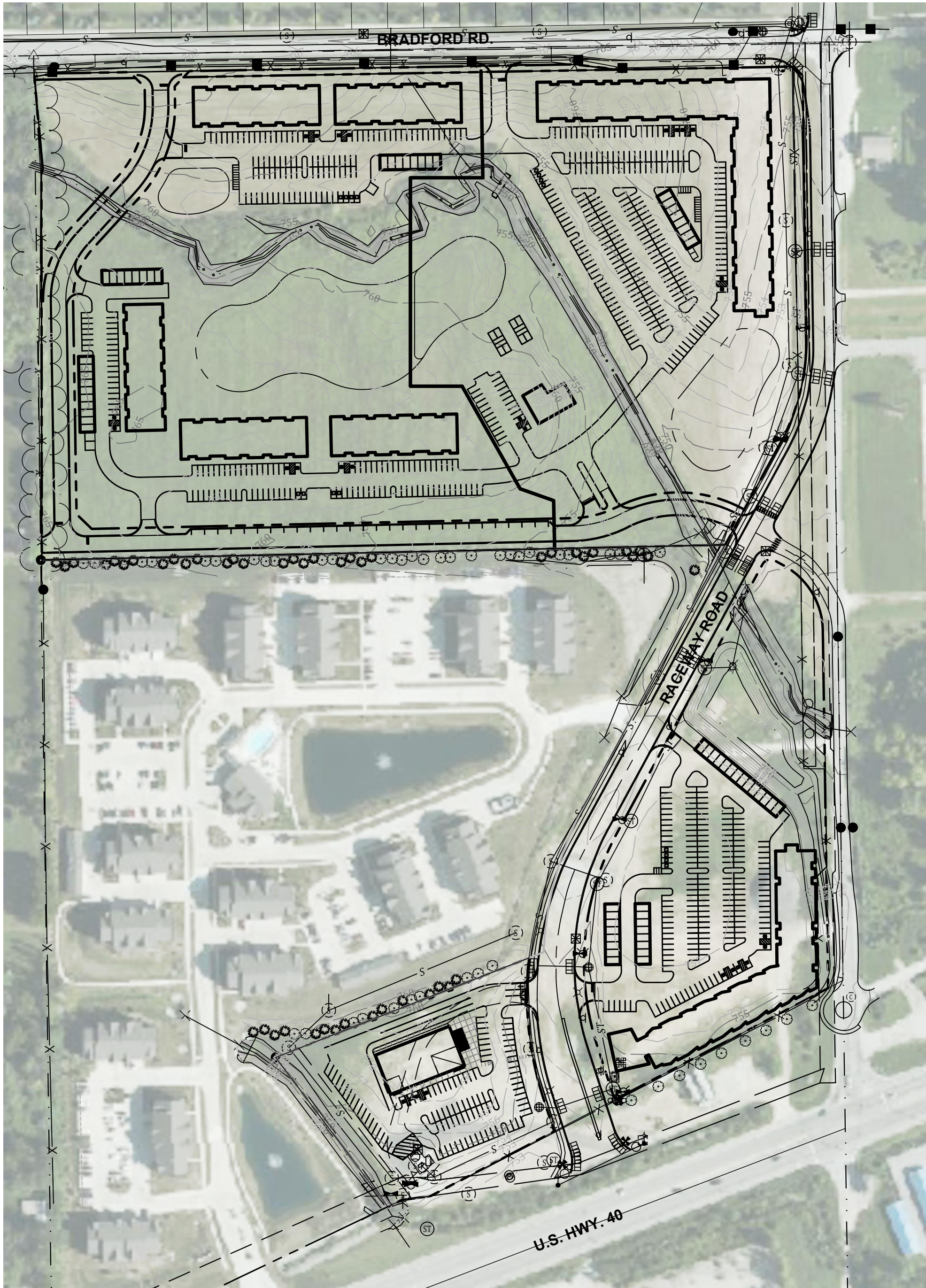


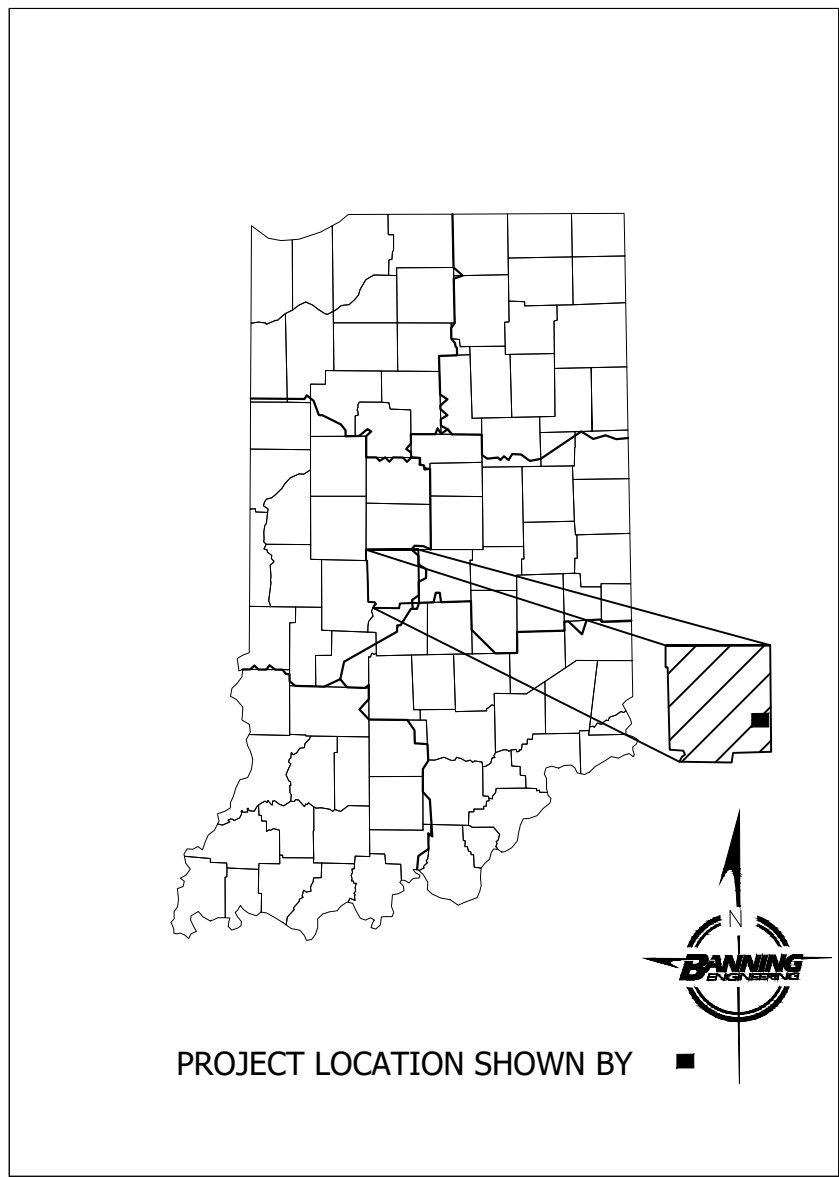


VILLAGE AT PLANK ROAD

PRIMARY PLAT
SECTION 20, TOWNSHIP 15N, RANGE 2E, GUILFORD TOWNSHIP



VICINITY MAP
PLAINFIELD, INDIANA
NO SCALE



LOCATION MAP
NO SCALE



OPERATING AUTHORITIES

GAS
CenterPoint Energy
2345 E. Main Street
Danville, IN, 46122
800-227-1376

CABLE TELEVISION
BrightHouse Networks
3030 Roosevelt Ave.
Indianapolis, IN, 46218
317-710-2627

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

ELECTRIC
AES Indiana
2102 N. Illinois St.
Indianapolis, IN 46202
317-261-8222

STORM
Town of Plainfield
206 W. Main St.
Plainfield, IN, 46168
317-839-2251

TELEPHONE
AT&T
240 North Meridian Street
Indianapolis, IN, 46204
317-722-2259

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

FIRE DEPARTMENT
Plainfield Fire Department
4010 Clarks Creek Rd.
Plainfield, IN, 46168
317-839-6939

SCHOOL DISTRICT
Avon Community School Corporation
7203 E. US Hwy 36
Avon, IN, 46123
317-544-6000

SHEET INDEX

SHEET NO	DESCRIPTION
C100	TITLE SHEET
C110-C111	EXISTING TOPOGRAPHY
C112-C113	PRIMARY PLAT
C120-C121	CONCEPTUAL SITE PLAN
C130-C131	CONCEPTUAL UTILITY PLAN
C132	DETAILS, SOILS & FIRM MAP
L1.0	NORTH OVERALL LANDSCAPE PLAN
L1.1	SOUTH OVERALL LANDSCAPE PLAN
L2.0	CONCEPTUAL FOUNDATION PLAN
L2.1	CONCEPTUAL FOUNDATION PLAN
L2.2	CONCEPTUAL FOUNDATION PLAN
L2.3	CONCEPTUAL FOUNDATION PLAN
L3.0	LANDSCAPE NOTES AND DETAILS
E101-E103	LIGHTING PHOTOMETRIC
PLAT	PRIMARY PLAT

SITE MAP

SCALE: 1"=150'



REVISIONS

NUMBER	DESCRIPTION	DATE
1	PER STAFF COMMENTS	1-11-23



OWNER

TOWN OF PLAINFIELD
206 W. MAIN STREET
PLAINFIELD, INDIANA 46168
CONTACT: ANDREW KLINGER
PHONE: (317) 839-2561
EMAIL: AKLINGER@TOWNOFPLAINFIELD.COM

APPLICANT

STRATEGIC CAPITAL PARTNERS
280 E. 96TH STREET, SUITE 250
INDIANAPOLIS, INDIANA 46240
CONTACT: WILLIAM ZINK
PHONE: (317) 977-1433
EMAIL: WZINK@STRATEGICCAPITALPARTNERS.COM

ENGINEER/SURVEYOR

BANNING ENGINEERING
853 COLUMBIA RD. SUITE 101
PLAINFIELD, INDIANA 46168
CONTACT: JEFF BANNING
PHONE: (317) 707-3700
JBANNING@BANNING-ENG.COM

ARCHITECT

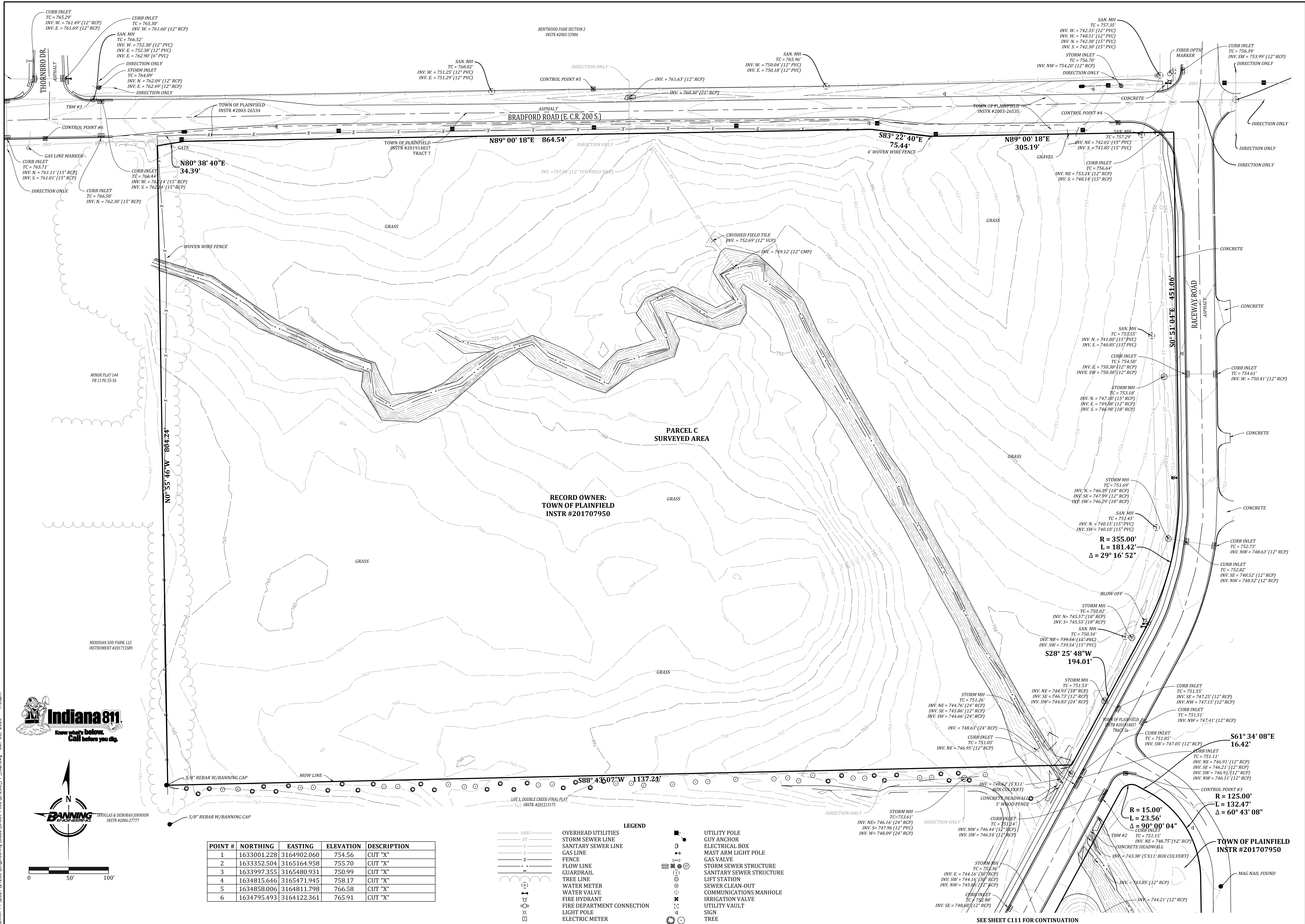
BLACKLINE STUDIO
1043 VIRGINIA AVENUE, STUDIO 208
INDIANAPOLIS, INDIANA 46203
CONTACT: CRAIG MCCORMICK
PHONE: (317) 803-7900 EX 704
MCCORMICK@BLACKLINESTUDIO.NET



CERTIFIED BY: _____

Date: 10-27-2022
Project No: 21233
Sheet No: _____

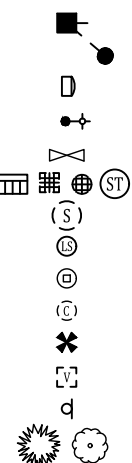
C100



POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1633001.228	3164902.060	754.56	CUT "X"
2	1633352.504	3165164.958	755.70	CUT "X"
3	1633997.355	3165480.931	750.99	CUT "X"
4	1634815.646	3165471.945	758.17	CUT "X"
5	1634858.006	3164811.798	766.58	CUT "X"
6	1634795.493	3164122.361	765.91	CUT "X"

LEGEND

OVERHEAD UTILITIES
STORM SEWER LINE
SANITARY SEWER LINE
GAS LINE
FENCE
FLOW LINE
GUARDRAIL
TREE LINE
WATER METER
WATER VALVE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
LIGHT POLE
ELECTRIC METER



UTILITY POLE
GUY ANCHOR
ELECTRICAL BOX
MAST ARM LIGHT POLE
GAS VALVE
STORM SEWER STRUCTURE
SANITARY SEWER STRUCTURE
LIFT STATION
SEWER CLEAN-OUT
COMMUNICATIONS MANHOLE
IRRIGATION VALVE
UTILITY VAULT
SIGN
TREE

SEE SHEET C111 FOR CONTINUATION

EXISTING TOPOGRAPHY
VILLAGE AT PLANK ROAD
GUILFORD TOWNSHIP, H
PLAINFIELD, INDIANA

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:	21233
Sheet No:	

C110

Designed:	Sym.	Revisions	Date
	1	PER STAFF COMMENTS	1-11-23
Drawn: JAL			
Checked:			
Scale: 1" = 60'			
Date:			



LEGEND

OVERHEAD UTILITIES
STORM SEWER LINE
SANITARY SEWER LINE
GAS LINE
FENCE
FLOW LINE
GUARDRAIL
TREE LINE
WATER METER
WATER VALVE
FIRE HYDRANT
FIRE DEPARTMENT CO
LIGHT POLE
ELECTRIC METER

	UTILITY POLE
	GUY ANCHOR
	ELECTRICAL BOX
	ARM LIGHT POLE
	GAS VALVE
	STORM SEWER STRUCTURE
	SANITARY SEWER STRUCTURE
	LIFT STATION
	SEWER CLEAN-OUT
	COMMUNICATIONS MANHOLE
	IRRIGATION VALVE
	UTILITY VAULT
	SIGN
	TREE

PROJECT BENCHMARK

THE VERTICAL DATUM FOR THIS PROJECT WAS BASED UPON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), UTILIZING GEOID 18 EPOCH 2010.00 AND WAS ESTABLISHED BY AN OPUS SOLUTION ON CONTROL POINT #1.

SITE BENCHMARKS

TBM #1
CUT "X" ON THE NORTHEAST CORNER OF THE LIFT STATION; ABOUT 25' NORTHEAST OF A FIRE HYDRANT; ABOUT 200'
NORTH OF THE CENTERLINE OF US HIGHWAY 40.
ELEV. = 754.56' (NAVD 88)

TBM #2
CUT SQUARE ON THE NORTHEAST CORNER OF THE EAST CONCRETE HEADWALL OF A BOX CULVERT UNDER RACEWAY ROAD; ABOUT 54' SOUTH OF THE CENTERLINE OF OLD RACEWAY ROAD; ABOUT 21' SOUTH OF A CURB INLET ON THE EAST SIDE OF RACEWAY ROAD.
ELEV. = 751.70' (NAVD 88)

TBM #3
CUT "X" ON THE WEST SIDE OF A SANITARY SEWER MANHOLE CASTING; ABOUT 55' EAST OF THE CENTERLINE OF THORNBRO DRIVE; IN THE NORTHEAST QUADRANT OF BRADFORD ROAD AND THORNBRO DRIVE.
ELEV. = 766.55' (NAVD 88)

NOTES:

THE SURVEY DATA SHOWN HEREON IS ON HORIZONTAL DATUM OF NAD 83 (2011) EPOCH 2010.00, INDIANA STATE PLANE COORDINATES, WEST ZONE.

ELEVATIONS SHOWN ON NATURAL SURFACES (GRASSED OR TREED AREAS, AGRICULTURAL FIELDS, ETC.) WERE OBTAINED BY UTILIZING ROBOTIC TOTAL STATIONS WITH DATA COLLECTOR APPLYING STANDARD RADIAL SURVEYING

TECHNIQUES, GLOBAL POSITIONING SYSTEMS (GPS) EQUIPMENT APPLYING RTK (REAL TIME KINEMATIC) CORRECTIONS, AND UAV (UNMANNED AERIAL VEHICLE) EQUIPPED WITH LIDAR, RTK GPS AND PHOTOGRAMMETRIC MAPPING EQUIPMENT AND ARE ACCURATE TO WITHIN 0.10 FEET.

GPS OBSERVATIONS WERE OBTAINED 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 GPNET AND RTKNET SOFTWARE.

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.

NOTE

USERS OF THE EXISTING TOPOGRAPHY PLAN ARE CAUTIONED TO CONSIDER THAT ALL NATURAL SURFACES ARE SUBJECT TO DISPLACEMENT DUE TO THE EFFECTS OF ENVIRONMENTAL AND MECHANICAL FACTORS ON SOIL PROPERTIES. THE INTERPOLATED CONTOUR LINES DEPICTED HEREON ARE REPRESENTATIVE OF THE SURFACE OF THE SITE ON THE DATE(S) THE FIELD SURVEY WAS PERFORMED. CHANGES IN SURFACE ELEVATIONS VARYING UP TO 0.5 FEET AFTER THE DATE OF THE SURVEY MAY BE POSSIBLE WITHOUT ANY OBVIOUS VISUAL INDICATIONS. THEREFORE, IT IS RECOMMENDED THAT SURFACE ELEVATIONS OF THIS SITE BE VERIFIED PRIOR TO CONSTRUCTION AND THAT ANY SIGNIFICANT DECREASING BE REPORTED TO THE ENGINEER FOR EVALUATION. THE SURVEYOR IS NOT RESPONSIBLE FOR ESTIMATING OR ACCOUNTING FOR ANY VERTICAL VARIANCE CAUSED BY SUCH ENVIRONMENTAL OR MECHANICAL INFLUENCES.

THIS EXISTING TOPOGRAPHY PLAN REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES AND INFORMATION AVAILABLE FROM UTILITY COMPANIES. THE ENGINEER/SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER/SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION AND DEPTH INDICATED. ALTHOUGH SHE DOES CONFIRM THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE ENGINEER/SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



~~~~
R = 15.00'

R = 125.00'
-L = 132.47'
Δ = 60° 43' 08"

TOWN OF PLAINFIELD
INSTR #201707950

**RECORD OWNER:
TOWN OF PLAINFIELD
INSTR #201707952**

**PARCEL A2
SURVEYED AREA**

**RECORD OWNER:
TOWN OF PLAINFIELD
/ INSTR #201707952**

**PARCEL A1
SURVEYED AREA**

U.S. HWY 40 (E. MAIN STREET)
ASPHALT

Designed:

EXISTING TOPOGRAPHY
VILLAGE AT PLANK ROAD
GUILFORD TOWNSHIP, HENDRICKS COUNTY
PLAINFIELD, INDIANA

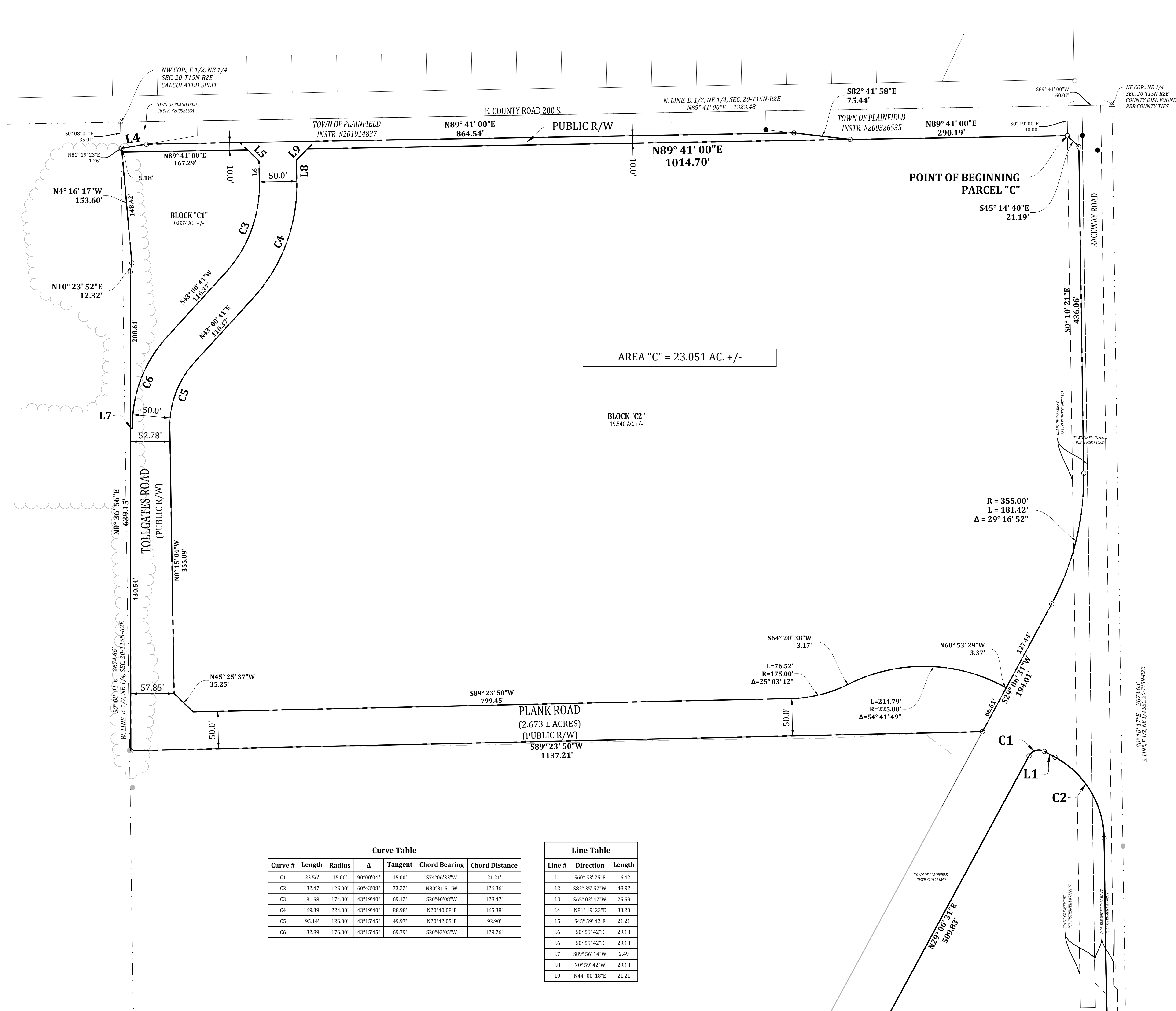
**NOT FOR
CONSTRUCTION**

BANNING
ENGINEERING
863 COLUMBIA ROAD, SUITE #101
PLANNEDFIELD, VA 20136
BUS: (317) 707-3700; FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No:	21233
Sheet No:	

C111

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PRIMARY PLAT
VILLAGE AT PLANK ROAD
GUILFORD TOWNSHIP, HENDRICKS COUNTY
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: 21233
Sheet No:

C112



SEE SHEET C113 FOR CONTINUATION

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Parcel A1-
Part of the East Half of the Northeast Quarter of Section 20, Township 15 North, Range 2 East of the Second Principal Meridian in Hendricks County, Indiana, being that 2.497 acre tract of land shown on the plat of an Alta/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011, as Banning Engineering's project Number 21233 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

Commencing at a 5/8 inch rebar marking the southeast corner of the east half of said northeast quarter; thence North 00 degrees 51 minutes 00 seconds West along the east line of said east half 1,112.12 feet to the north right of way line of former United States Highway 40; thence South 62 degrees 23 minutes 25 seconds West along said north right of way line 542.31 feet to the southwest corner of Tract 5b of the land of the Town of Plainfield recorded as Instrument Number 201914840 in the Office of the Recorder of Hendricks County also being the POINT OF BEGINNING (the following three (3) calls follow along said north line of former United States Highway 40); 1) thence South 62 degrees 23 minutes 25 seconds West 231.77 feet; 2) thence South 81 degrees 55 minutes 14 seconds West 48.92; 3) thence South 64 degrees 22 minutes 04 seconds West 25.59 feet to the east line of Lot 1 in Double Creek Plat thereof recorded as Instrument Number 201513175 in said recorder's office (the following two (2) calls follow along the east and southerly lines of said Lot 1); 1) thence North 36 degrees 51 minutes 37 seconds West 310.61 feet; 2) thence North 68 degrees 32 minutes 56 seconds East 452.59 feet to the westerly line of said Tract 5b and the beginning of a non-tangent curve to the left having a radius of 550.00 feet and a central angle of 24 degrees 17 minutes 06 seconds the radius point of which bears South 83 degrees 34 minutes 09 seconds East (the following two (2) calls follow along said westerly line of said land of the Town of Plainfield); 1) thence southwesterly along the arc of said curve 233.12 feet to a point which bears South 72 degrees 08 minutes 45 seconds West from said radius point; 2) thence South 17 degrees 57 minutes 33 seconds East 61.44 feet to the POINT OF BEGINNING, containing 2.497 acres, more or less.

Parcel A2-
Part of the East Half of the Northeast Quarter of Section 20, Township 15 North, Range 2 East of the Second Principal Meridian in Hendricks County, Indiana, being that 5.427 acre tract of land shown on the plat of an Alta/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011, as Banning Engineering's project Number 21233 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

Commencing at a 5/8 inch rebar marking the southeast corner of the east half of said northeast quarter; thence North 00 degrees 51 minutes 00 seconds West along the east line of said east half 1,112.12 feet to the north right of way line of former United States Highway 40; thence South 62 degrees 23 minutes 25 seconds West along said north right of way line 28.00 feet to the POINT OF BEGINNING; thence continue South 62 degrees 23 minutes 25 seconds West along said north right of way line 400.71 feet to the southeast corner of Tract 5b of the land of the Town of Plainfield recorded as Instrument Number 201914840 in the Office of the Recorder of Hendricks County (the following three (3) calls follow along the east line of said Tract 5b of the land of the Town of Plainfield; 1) thence North 17 degrees 57 minutes 33 seconds West 94.26 feet to the beginning of a tangent curve to the right having a radius of 450.00 feet and a central angle of 46 degrees 23 minutes 21 seconds; 2) thence northeasterly along the arc of said curve 364.34 feet; 3) thence North 28 degrees 25 minutes 48 seconds East 509.83 feet to the southerly line of Tract 3a of the land of the Town of Plainfield recorded as Instrument Number 201914837 in said recorder's office also being the beginning of a tangent curve to the right having a radius of 15.00 feet and a central angle of 90 degrees 00 minutes 04 seconds (the following four (4) calls follow along the south line said Tract 3a and the west lines of Tract 3b of the land of the Town of Plainfield recorded as Instrument Number 201914837 in said recorder's office); 1) thence southeasterly along the arc of said curve 23.56 feet; 2) thence South 61 degrees 34 minutes 08 seconds East 16.42 feet to the beginning of a tangent curve to the right having a radius of 125.00 feet and a central angle of 60 degrees 43 minutes 08 seconds; 3) thence southeasterly along the arc of said curve 132.47 feet; 4) thence South 00 degrees 51 minutes 00 seconds East 595.52 feet to the POINT OF BEGINNING, containing 5.427 acres, more or less.

Parcel C-
Part of the East Half of the Northeast Quarter of Section 20, Township 15 North, Range 2 East of the Second Principal Meridian in Hendricks County, Indiana, being that 23.150 acre tract of land shown on the plat of an Alta/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011, as Banning Engineering's project Number 21233 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

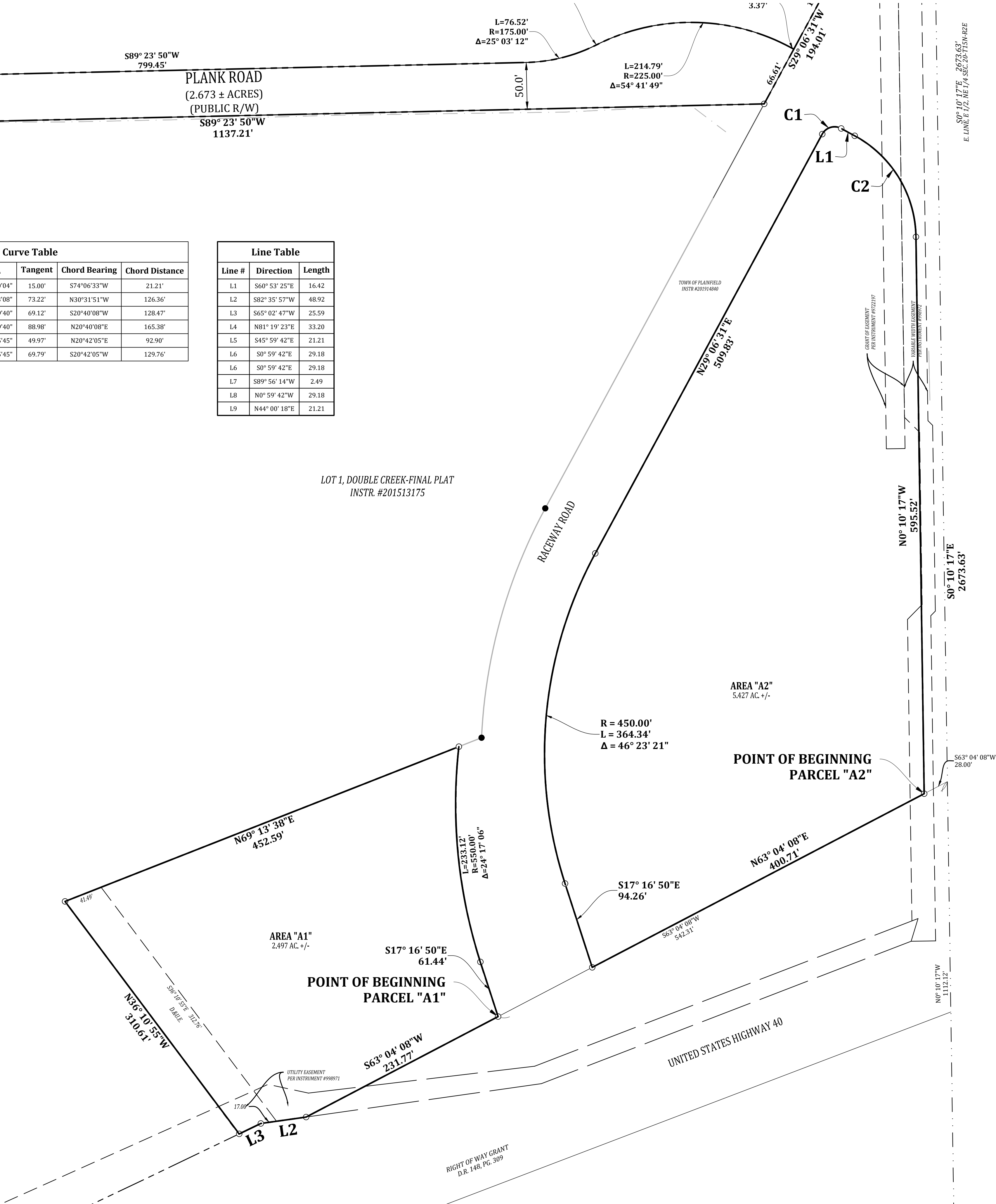
Commencing at the northwest corner of the east half of said northeast quarter; thence South 00 degrees 55 minutes 46 seconds East 35.00 feet to the southwest corner of the land of the Town of Plainfield recorded as Instrument Number 2003-26534 in the Office of the Recorder of Hendricks County also being the POINT OF BEGINNING; thence North 80 degrees 38 minutes 40 seconds East along the south line of said land of the Town of Plainfield 34.39 feet to the southwest corner of Tract 7 of the land of the Town of Plainfield recorded as Instrument Number 201914837 in said recorder's office; thence North 89 degrees 00 minutes 18 seconds East 18 seconds East along the south line of said land of the Town of Plainfield 864.54 feet to the south line of the land of the Town of Plainfield recorded as Instrument Number 2003-26535 in said recorder's office (the following two (2) calls follow along the south line of said land of the Town of Plainfield); 1) thence South 83 degrees 22 minutes 40 seconds East 75.44 feet; 2) thence North 89 degrees 00 minutes 18 seconds East 305.19 feet to the northwest corner of Tract 5a of the land of the Town of Plainfield recorded as Instrument Number 201914837 in said recorder's office (the following three (3) calls follow along the west line of the said land of the Town of Plainfield); 1) thence South 00 degrees 51 minutes 04 seconds East 451.06 feet to the beginning of a tangent curve to the right having a radius of 355.00 feet and a central angle of 29 degrees 16 minutes 52 seconds; 2) thence southwesterly along the arc of said curve 181.42 feet; 3) thence South 28 degrees 25 minutes 48 seconds West 194.01 feet to the northeast corner of Lot 1 in Double Creek Plat thereof recorded as Instrument Number 201513175 in said recorder's office; thence South 88 degrees 43 minutes 07 seconds West along the north line of said Lot 1 a distance of 1,137.21 feet; thence North 00 degrees 55 minutes 46 seconds West 804.24 feet to the POINT OF BEGINNING, containing 23.150 acres, more or less.

SURVEY LAND DESCRIPTIONS

SEE SHEET C112 FOR CONTINUATION

Curve Table					
Curve #	Length	Radius	Δ	Tangent	Chord Bearing
C1	23.56'	15.00'	90°00'04"	15.00'	S74°06'33"W
C2	132.47'	125.00'	60°43'08"	73.22'	N30°31'51"W
C3	131.58'	174.00'	43°19'40"	69.12'	S20°40'08"W
C4	169.39'	224.00'	43°19'40"	88.98'	N20°40'08"E
C5	95.14'	126.00'	43°15'45"	49.97'	N20°42'05"E
C6	132.89'	176.00'	43°15'45"	69.79'	S20°42'05"W

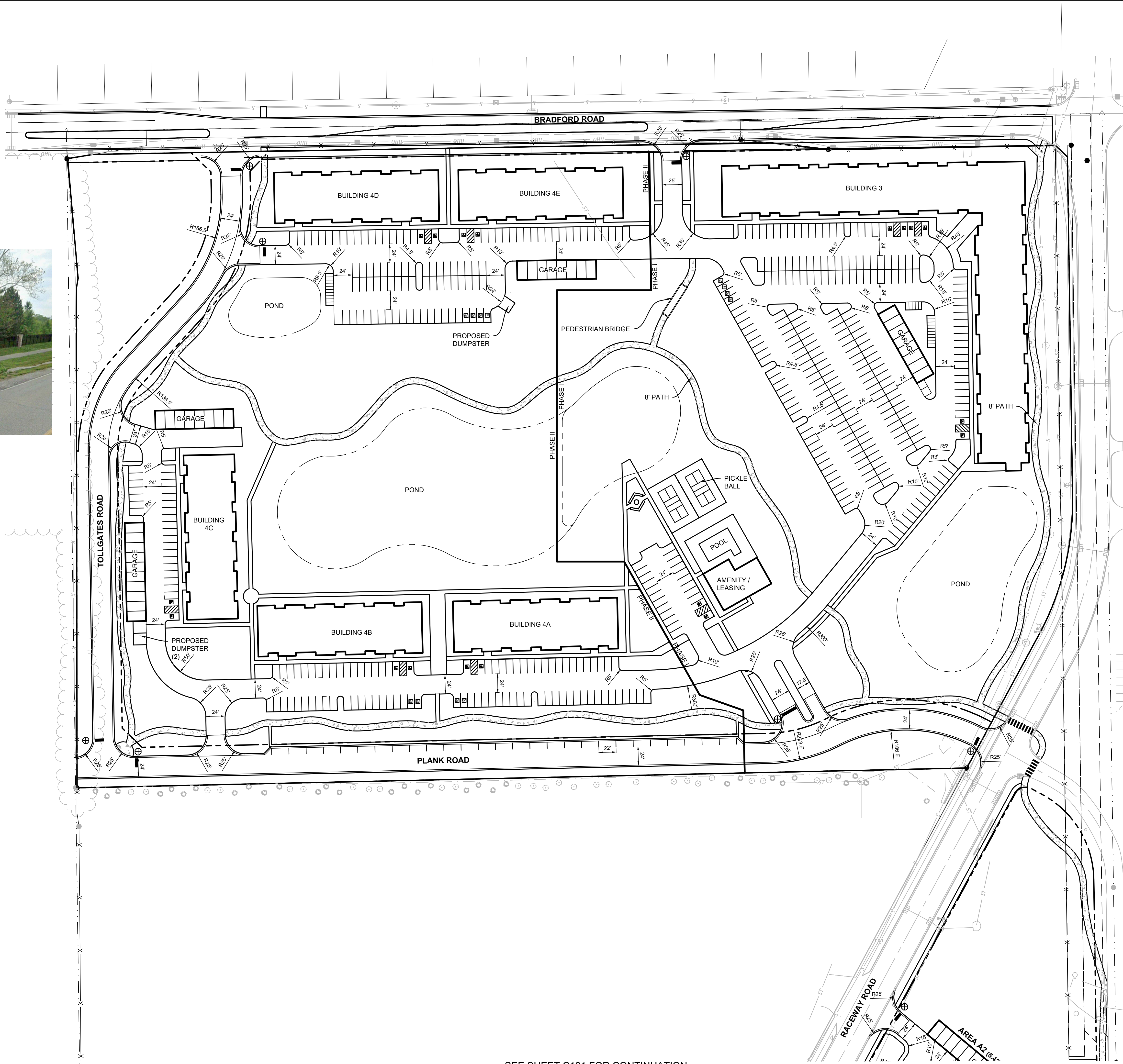
Line Table		
Line #	Direction	Length
L1	S60°53'25"E	16.42
L2	S82°35'57"W	48.92
L3	S65°02'47"W	25.59
L4	N81°19'23"E	33.20
L5	S45°59'42"E	21.21
L6	S0°59'42"E	29.18
L6	S0°59'42"E	29.18
L7	S89°56'14"W	2.49
L8	N0°59'42"W	29.18
L9	N44°00'18"E	21.21



Date 1-11-23	Revisions	Sym.	1	PER STAFF COMMENTS	Designed: Drawn: Checked: Scale: Date:	PGS 1 of 1 1" = 60' 11-22-22
PRIMARY PLAT VILLAGE AT PLANK ROAD GUILFORD TOWNSHIP, HENDRICKS COUNTY PLAINFIELD, INDIANA						
NOT FOR CONSTRUCTION						
 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: 21233 Sheet No: C113						



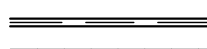
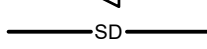
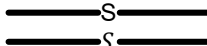
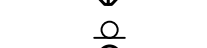
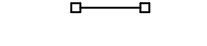
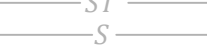
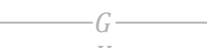
PEDESTRIAN BRIDGE CONCEPT



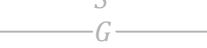
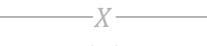
NOTE:
ALL PARKING SPOTS OTHER THAN 
ARE 9' X 18' UNLESS NOTED
DIFFERENTLY.

- NOTES:**
- SCHOOL DISTRICT- AVON
 - CURRENT ZONING DISTRICT
 - SIDEWALKS AND/OR A TRAIL WILL BE AS SHOWN.
 - STREET SIGNAGE WILL BE IN ACCORDANCE WITH PLAINFIELD STANDARDS FOR LOCATION AND TYPE.
 - THE FINAL GRADING AND EROSION CONTROL WILL BE PART OF THE FINAL CONSTRUCTION PLANS AND WILL MEET IDEM & TOWN OF PLAINFIELD STANDARDS.
 - INFRASTRUCTURE TO MEET TOWN OF PLAINFIELD STANDARDS AND REQUIREMENTS.
 - SANITARY SEWER MAINS SHALL BE 8" PVC SANITARY, UNLESS OTHER WISE NOTED.
 - AREAS AND DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE UNTIL CONSTRUCTION PLANS AND PLAT ARE COMPLETE.

PROPOSED LEGEND

-  CURB W/UNDERDRAIN
-  STORM SEWER PIPE
-  STORM SEWER MANHOLE
-  STORM SEWER INLETS
-  STORM SEWER CURB INLET
-  STORM SEWER END-SECTION
-  SUBSURFACE DRAIN
-  SANITARY SEWER PIPE
-  SANITARY SEWER LATERAL
-  SANITARY SEWER MANHOLE
-  SANITARY CLEANOUT
-  WATER LINE - PROPOSED
-  FIRE HYDRANT W/ VALVE
-  BLOWOFF ASSEMBLY
-  WATER VALVE
-  WATER METER - DOUBLE
-  WATER METER - SINGLE
-  STREET LIGHT
-  STOP SIGN / STREET SIGN
-  REGULATORY STREET SIGN
-  PEDESTRIAN CROSSING SIGN
-  TRAIL LIGHTING
-  ELECTRIC CAR CHARGING STATION
-  PROPOSED 8' TRAIL
-  PROPOSED SIGN LOCATION

EXISTING LEGEND

-  OVERHEAD UTILITIES
-  STORM SEWER LINE
-  SANITARY SEWER LINE
-  GAS LINE
-  FENCE
-  FLOW LINE
-  GUARDRAIL
-  TREE LINE
-  WATER METER
-  WATER VALVE
-  FIRE HYDRANT
-  FIRE DEPARTMENT CONNECTION
-  LIGHT POLE
-  ELECTRIC METER
-  UTILITY POLE
-  GUY ANCHOR
-  ELECTRICAL BOX
-  MAST ARM LIGHT POLE
-  GAS VALVE
-  STORM SEWER STRUCTURE
-  SANITARY SEWER STRUCTURE
-  LIFT STATION
-  SEWER CLEAN-OUT
-  COMMUNICATIONS MANHOLE
-  IRRIGATION VALVE
-  UTILITY VAULT
-  SIGN
-  TREE

CONCEPTUAL SITE PLAN
VILLAGE AT PLANK ROAD
GUILFORD TOWNSHIP, HENDRICKS COUNTY
PLAINFIELD, INDIANA

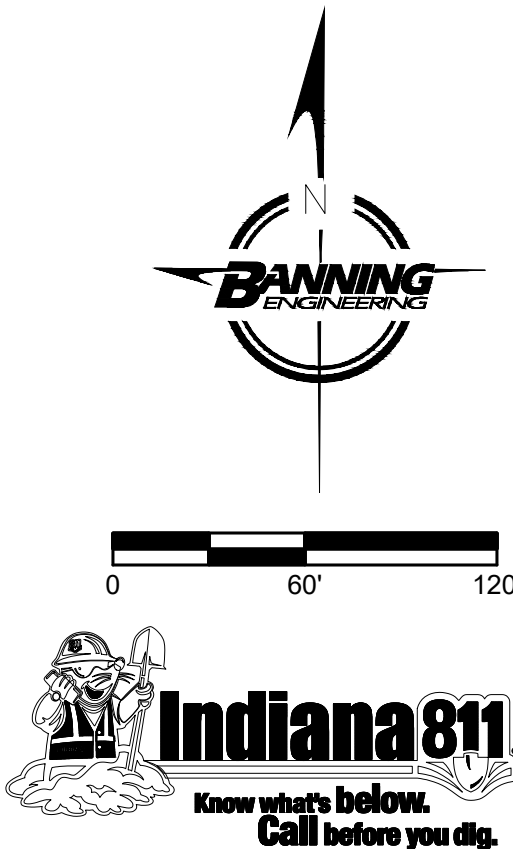
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CONSTRUCTION

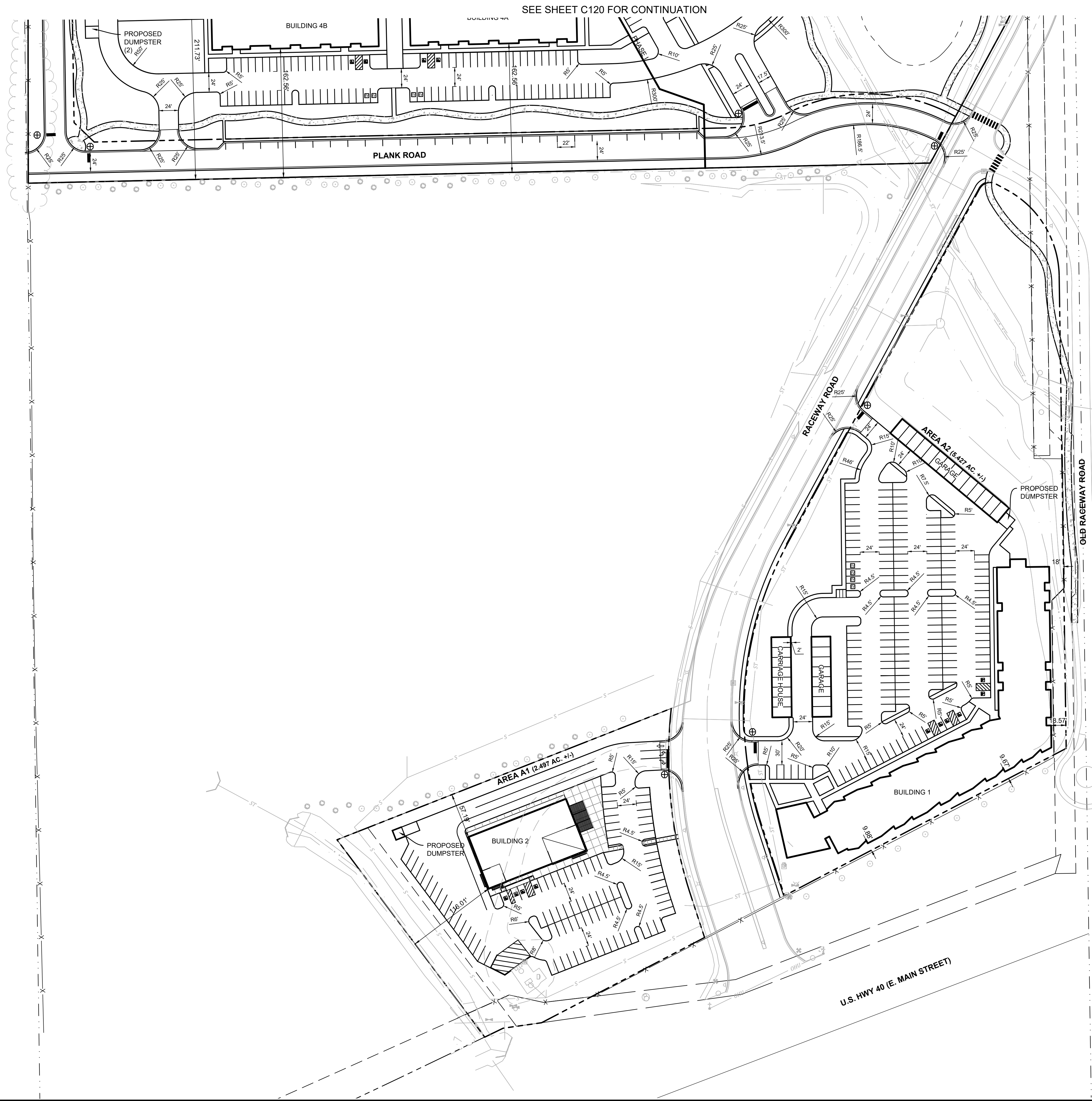
BANNING
ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46169
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 21233
Sheet No:

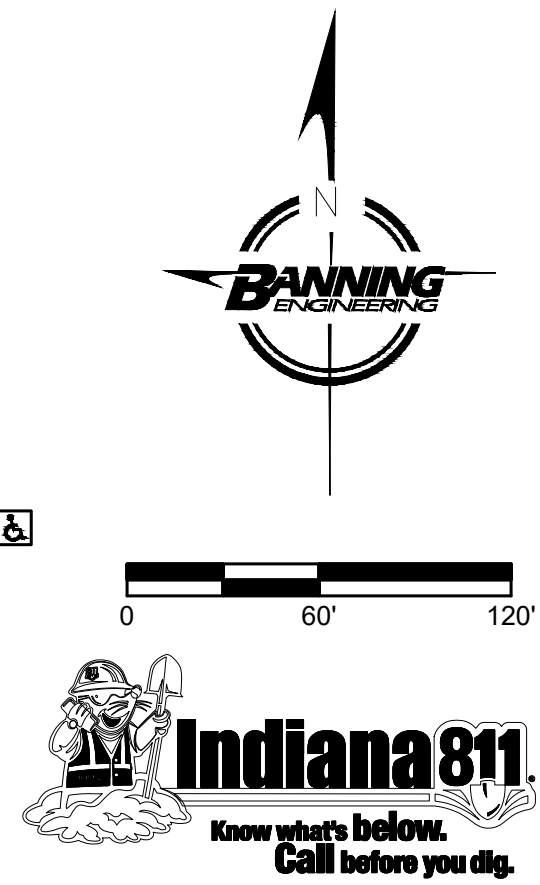
C120

SEE SHEET C121 FOR CONTINUATION





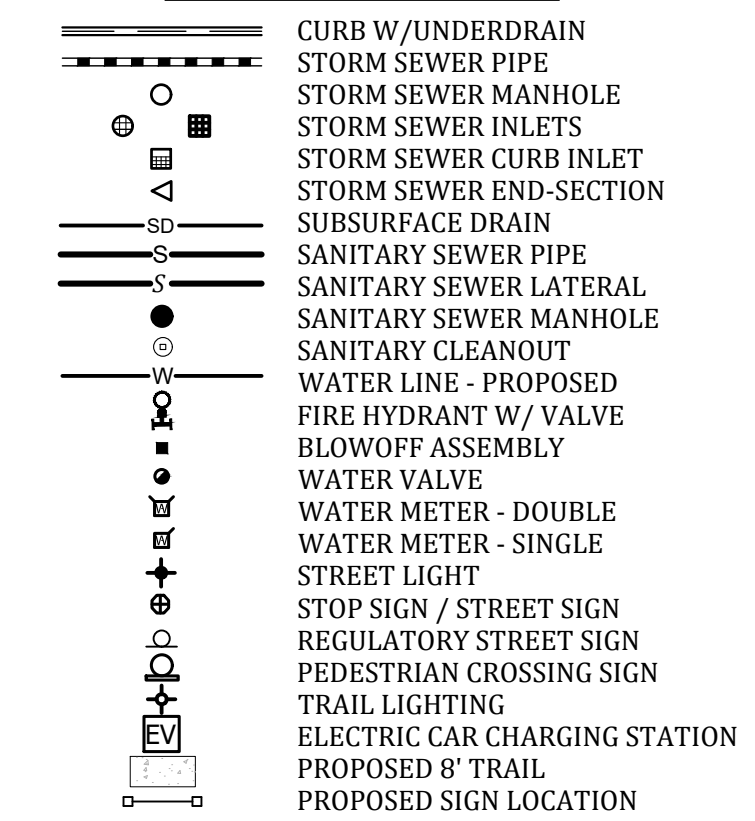
NOTE:
ALL PARKING SPOTS OTHER THAN 
ARE 9' X 18' UNLESS NOTED
DIFFERENTLY.



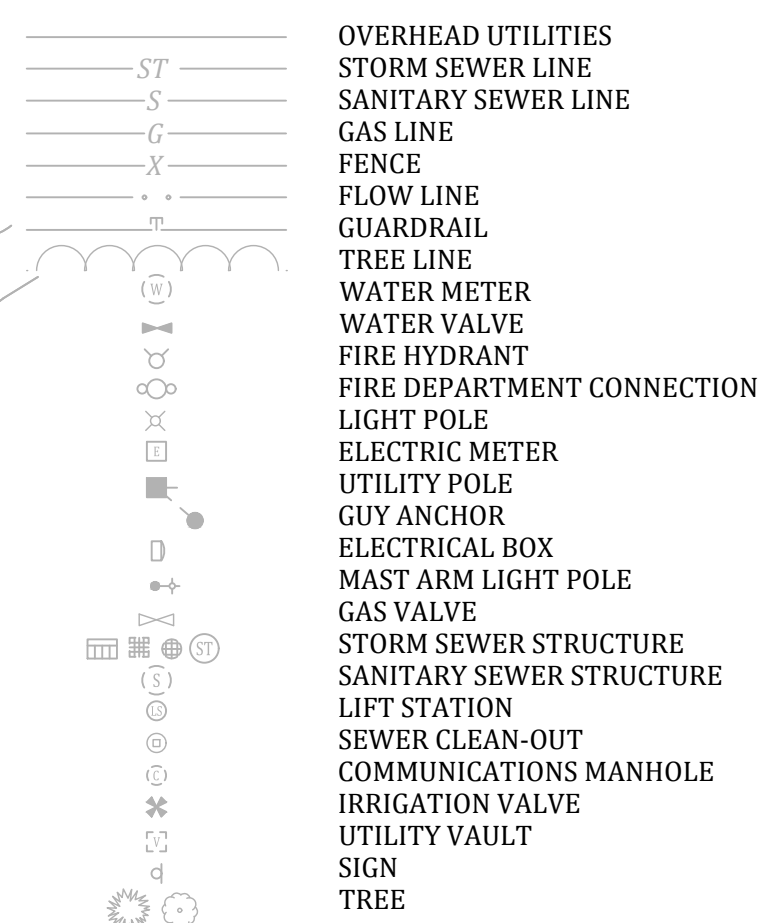
NOTES:

- SCHOOL DISTRICT: AVON
- CURRENT ZONING DISTRICT
- SIDEWALKS AND/OR A TRAIL WILL BE AS SHOWN.
- STREET SIGNAGE WILL BE IN ACCORDANCE WITH PLAINFIELD STANDARDS FOR LOCATION AND TYPE.
- THE FINAL GRADING AND EROSION CONTROL WILL BE PART OF THE FINAL CONSTRUCTION PLANS AND WILL MEET IDEM & TOWN OF PLAINFIELD STANDARDS.
- INFRASTRUCTURE TO MEET TOWN OF PLAINFIELD STANDARDS AND REQUIREMENTS.
- SANITARY SEWER MAINS SHALL BE 8" PVC SANITARY, UNLESS OTHER WISE NOTED.
- AREAS AND DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE UNIL CONSTRUCTION PLANS AND PLAT ARE COMPLETE.

PROPOSED LEGEND



EXISTING LEGEND



CONCEPTUAL SITE PLAN
VILLAGE AT PLANK ROAD
GUILFORD TOWNSHIP, HENDRICKS COUNTY
PLAINFIELD, INDIANA

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CONSTRUCTION**

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Project No:	21233
Sheet No:	

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NOTES:

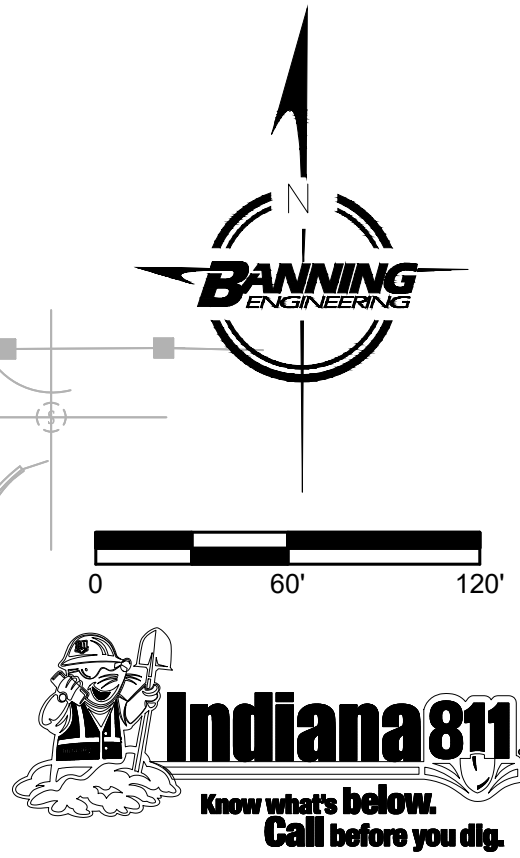
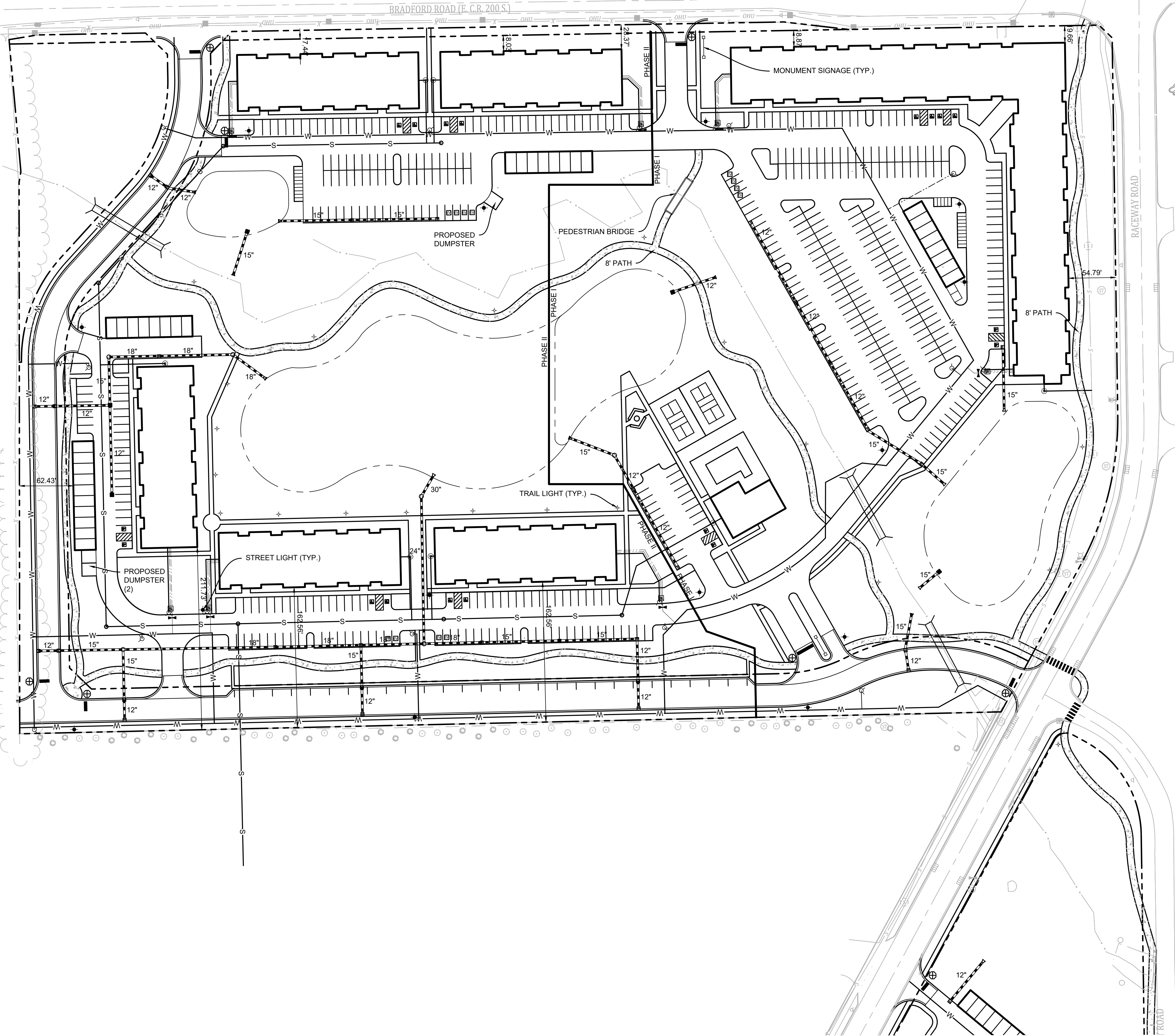
- SCHOOL DISTRICT: AVON
- CURRENT ZONING DISTRICT
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- SANITARY SEWER MAINS SHALL BE 8" PVC SANITARY, UNLESS OTHERWISE NOTED.
- AREAS AND DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE UNTIL CONSTRUCTION PLANS AND PLAT ARE COMPLETE.

PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
- STORM SEWER END-SECTION
- SUBSURFACE DRAIN
- SANITARY SEWER PIPE
- SANITARY SEWER LATERAL
- SANITARY SEWER MANHOLE
- SANITARY CLEANOUT
- WATER LINE - PROPOSED
- FIRE HYDRANT W/ VALVE
- BLOWOFF ASSEMBLY
- WATER VALVE
- WATER METER - DOUBLE
- WATER METER - SINGLE
- STREET LIGHT
- STOP SIGN / STREET SIGN
- REGULATORY STREET SIGN
- PEDESTRIAN CROSSING SIGN
- TRAIL LIGHTING
- ELECTRIC CAR CHARGING STATION
- PROPOSED 8' TRAIL
- PROPOSED SIGN LOCATION

EXISTING LEGEND

- OVERHEAD UTILITIES
- STORM SEWER LINE
- SANITARY SEWER LINE
- GAS LINE
- FENCE
- FLOW LINE
- GUARDRAIL
- TREE LINE
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- LIGHT POLE
- ELECTRIC METER
- UTILITY POLE
- GUY ANCHOR
- ELECTRICAL BOX
- MAST ARM LIGHT POLE
- GAS VALVE
- STORM SEWER STRUCTURE
- SANITARY SEWER STRUCTURE
- LIFT STATION
- SEWER CLEAN-OUT
- COMMUNICATIONS MANHOLE
- IRRIGATION VALVE
- UTILITY VAULT
- SIGN
- TREE



CONCEPTUAL UTILITY PLAN
VILLAGE AT PLANK ROAD
GUILFORD TOWNSHIP, HENDRICKS COUNTY
PLAINFIELD, INDIANA

NOT FOR
CONSTRUCTION

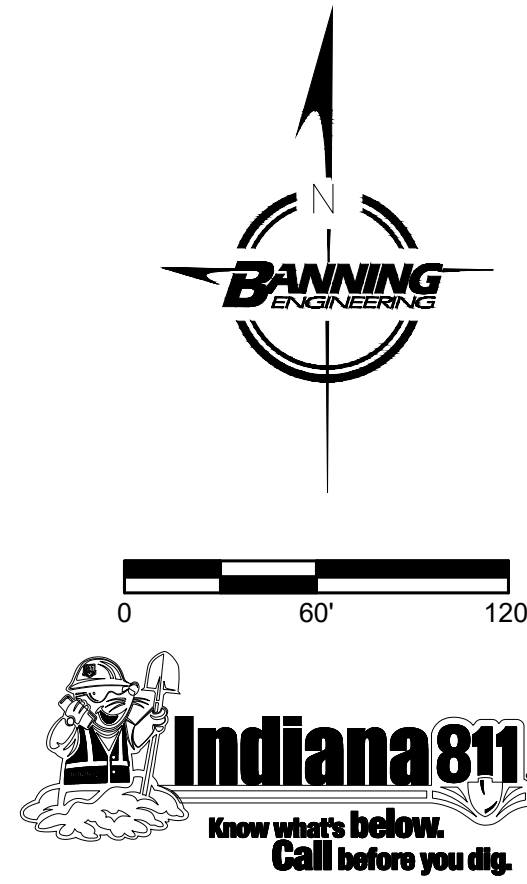
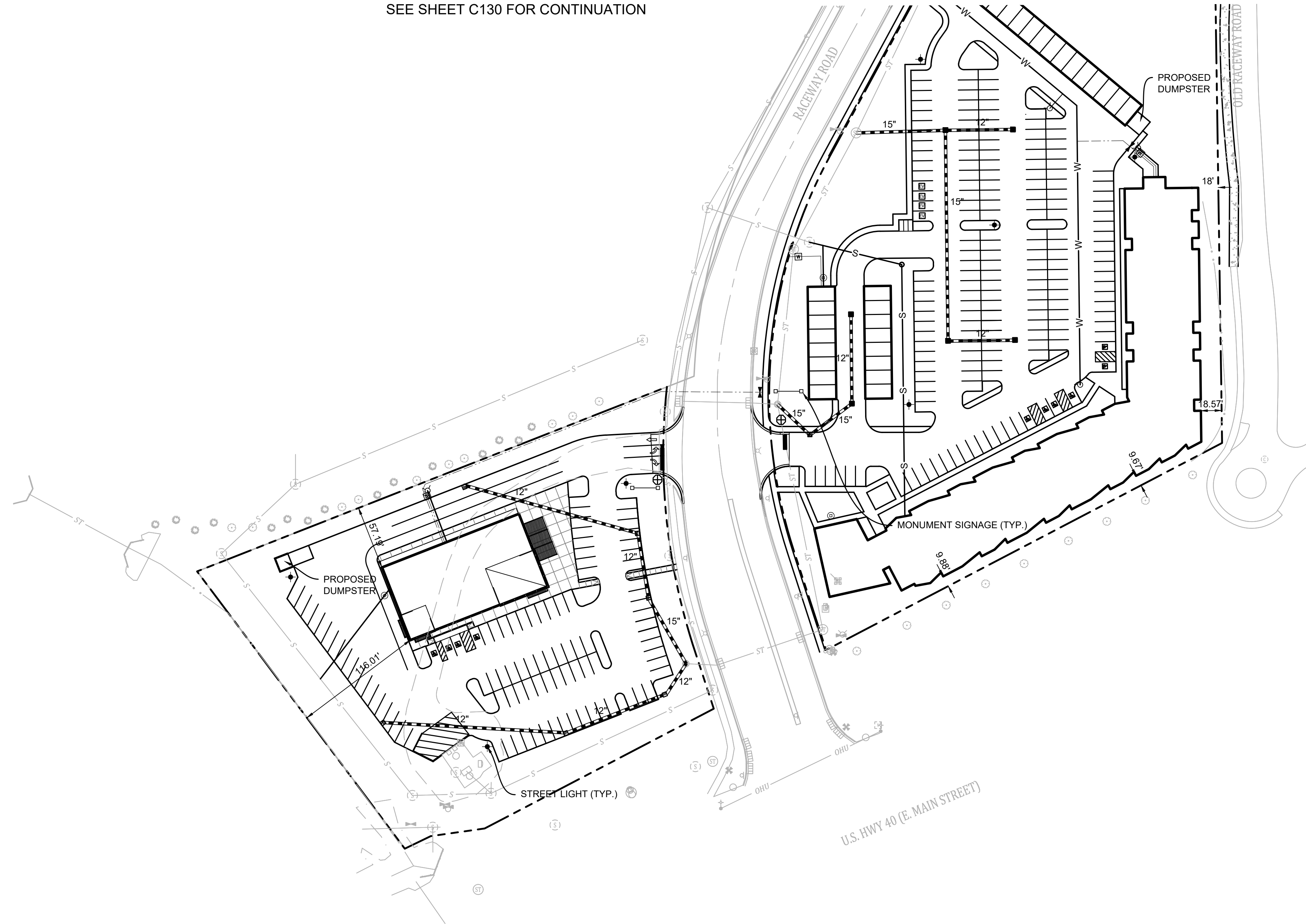
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Project No: 21233
Sheet No:

C130

Revisions	Design	Drawn	Checked	Scale	Date
1	PER STAFF COMMENTS	JAL		1"= 60'	1-11-23

SEE SHEET C130 FOR CONTINUATION



NOTES:

- SCHOOL DISTRICT: AVON
- CURRENT ZONING DISTRICT
- SIDEWALKS AND/OR A TRAIL WILL BE AS SHOWN.
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- THE FINAL GRADING AND EROSION CONTROL WILL BE PART OF THE FINAL CONSTRUCTION PLANS AND WILL MEET IDEM & TOWN OF PLAINFIELD STANDARDS.
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PROPOSED LEGEND

	CURB W/ UNDERDRAIN
	STORM SEWER PIPE
	STORM SEWER MANHOLE
	STORM SEWER INLETS
	STORM SEWER CURB INLET
	STORM SEWER END-SECTION
	SUBFACE DRAIN
	SANITARY SEWER PIPE
	SANITARY SEWER LATERAL
	SANITARY SEWER MANHOLE
	SANITARY CLEANOUT
	WATER LINE - PROPOSED
	FIRE HYDRANT W/ VALVE
	BLOWOFF ASSEMBLY
	WATER VALVE
	WATER METER - DOUBLE
	WATER METER - SINGLE
	STREET LIGHT
	STOP SIGN / STREET SIGN
	REGULATORY STREET SIGN
	PEDESTAL CROSSING SIGN
	TRAIL LIGHTING
	ELECTRIC CAR CHARGING STATION
	PROPOSED 8' TRAIL
	PROPOSED SIGN LOCATION

EXISTING LEGEND

	OVERHEAD UTILITIES
	STORM SEWER LINE
	SANITARY SEWER LINE
	GAS LINE
	FENCE
	FLOW LINE
	GUARDRAIL
	TREE LINE
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION
	LIGHT POLE
	ELECTRIC METER
	UTILITY POLE
	GUY ANCHOR
	ELECTRICAL BOX
	MAST ARM LIGHT POLE
	GAS VALVE
	STORM SEWER STRUCTURE
	SANITARY SEWER STRUCTURE
	LIFT STATION
	SEWER CLEAN-OUT
	COMMUNICATIONS MANHOLE
	IRRIGATION VALVE
	UTILITY VAULT
	SIGN
	TREE

CONCEPTUAL UTILITY PLAN
VILLAGE AT PLANK ROAD
GUILFORD TOWNSHIP, HENDON
PLAINFIELD, INDIANA

**NOT FOR
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Project No:	21233
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C131

