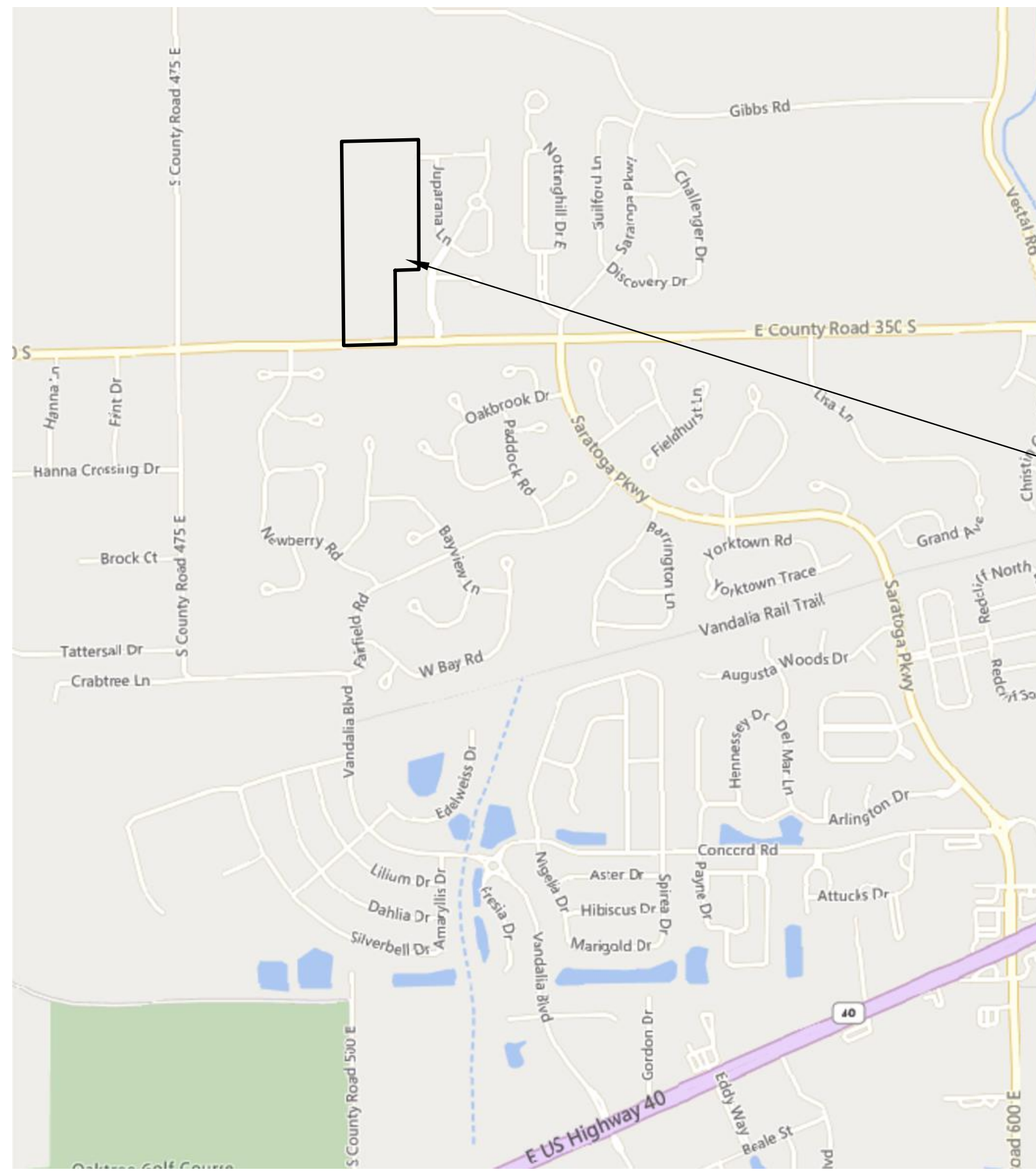
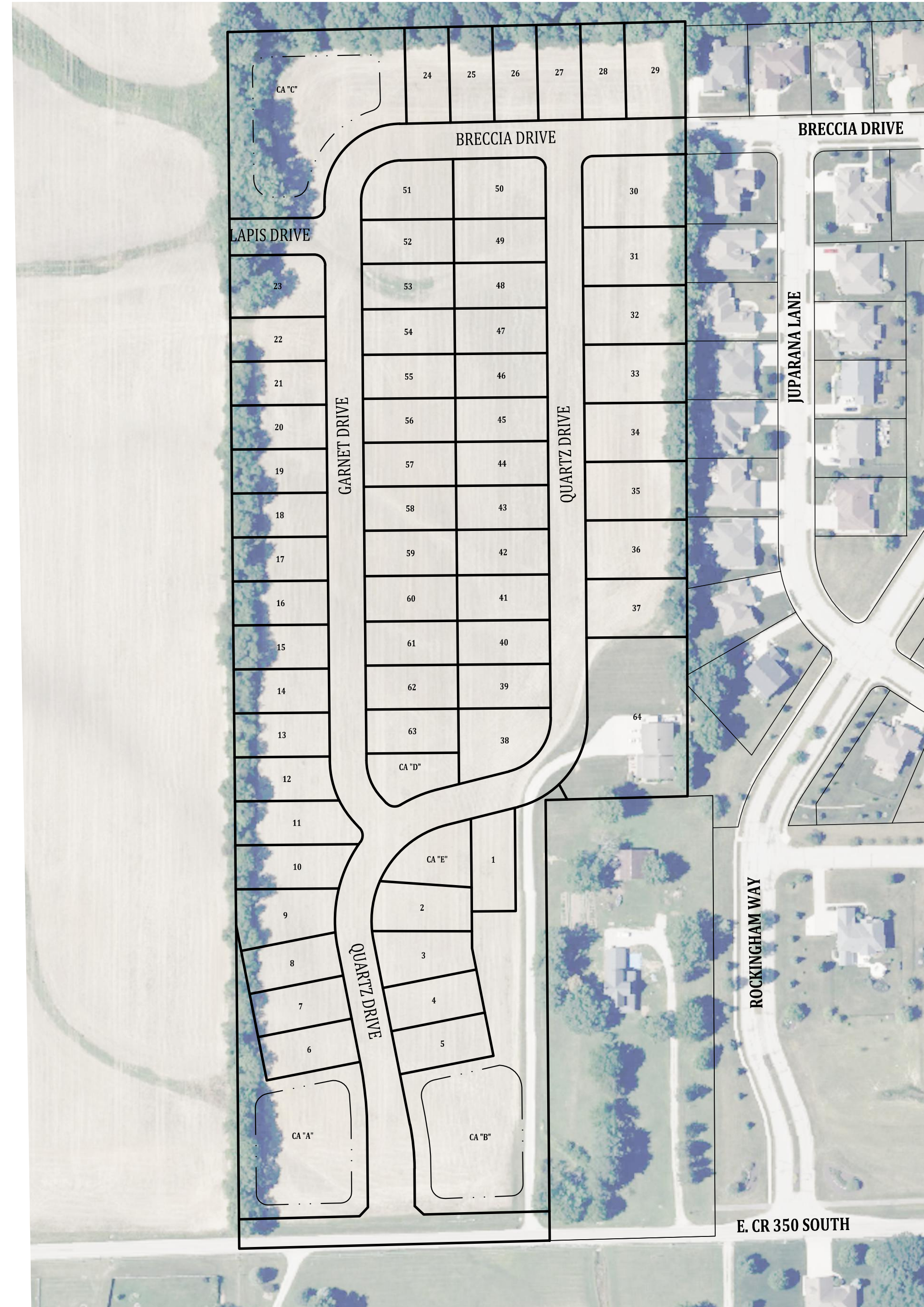


SANDSTONE PRIMARY PLAT

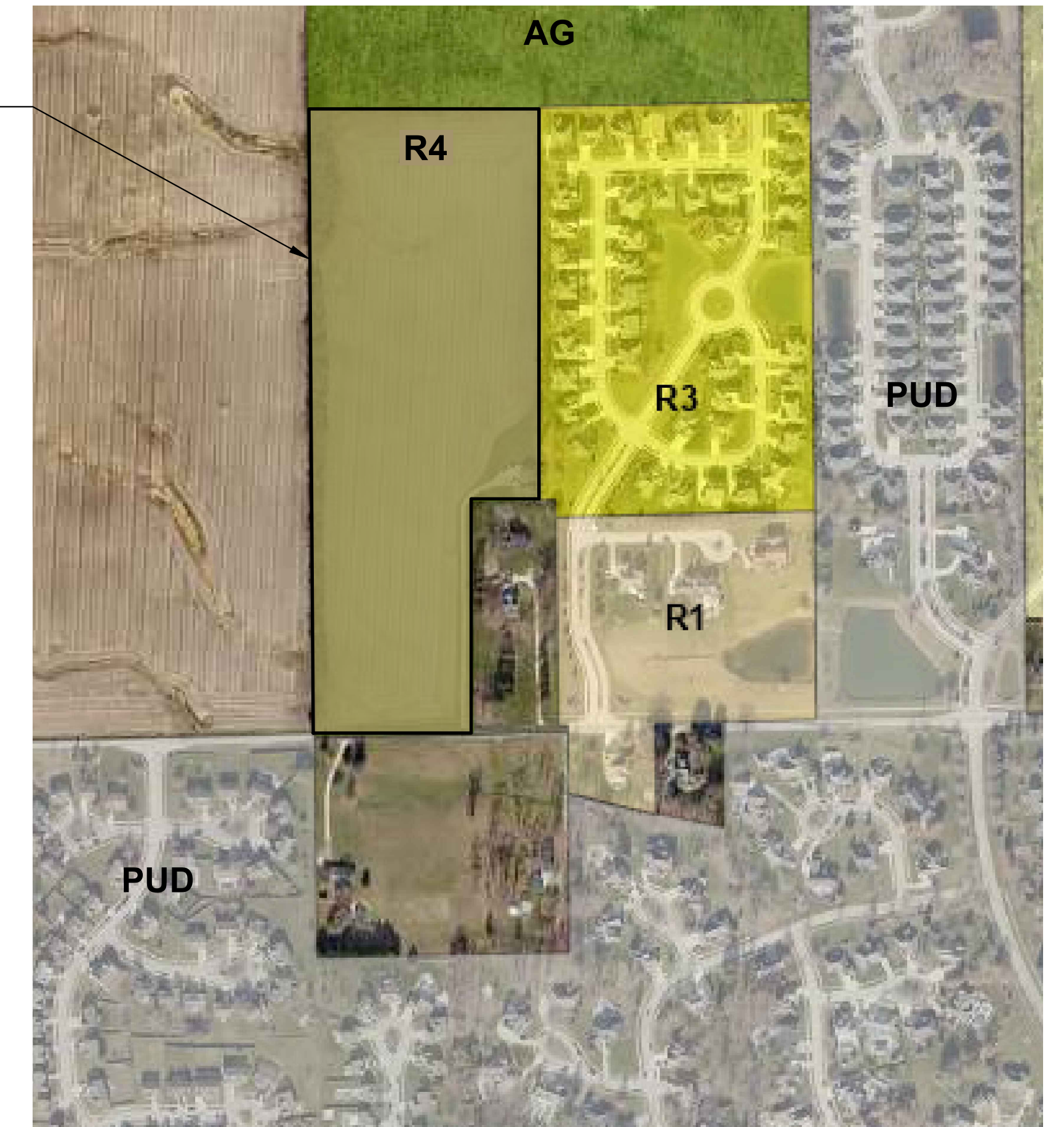
+/- 5050 E COUNTY ROAD 350 SOUTH
 PARCEL ID: 32-10-28-100-023.000-012
 NORTHWEST QUARTER, SECTION 28, TOWNSHIP 15N, RANGE 1E,
 HENDRICKS COUNTY, GUILFORD TOWNSHIP, TOWN OF PLAINFIELD, INDIANA
 ZONED: R4 PER RZ-24-056



VICINITY MAP
NO SCALE



SITE MAP
SCALE: 1" = 120'



ZONING MAP
NO SCALE

OPERATING AUTHORITIES

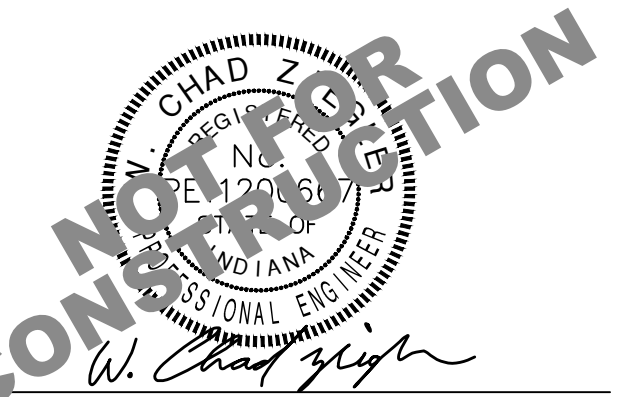
GAS Centerpoint Energy (South) 1800 W. 26th. St. Muncie, IN 47302 765-287-2119	CABLE TV, FIBER OPTIC Charter Communications Marion 1392 Trade Centre Traverse City, MI 49696 231-941-3819	SEWER, STORM, WATER Town of Plainfield 986 S. Center Street Plainfield, IN 46168 317-839-3490
ELECTRIC Hendricks Power Cooperative 86 N. County Road 500 E. Avon, IN 46123 317-745-5473	COMMUNICATIONS Clay County Rural Telephone Endeavor Communications 2 West St. Cloverdale, IN 46120 800-922-6677	TELEPHONE AT&T 240 N. Meridian St. Indianapolis, IN 46204 317-265-3050
ELECTRIC (Mailing Address) Hendricks Power Cooperative P.O. Box 309 Danville, IN 46122 317-745-5473	FIRE DEPARTMENT Plainfield Fire Territory 591 Moon Road Plainfield, IN 46168 317-839-6939	SCHOOL DISTRICT Plainfield Community School Corp. 985 S. Longfellow Lane Plainfield, IN 46168 317-839-2578

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: LANCE FERRELL
 EMAIL: lferrell@banning-eng.com

PLANS PREPARED FOR:

PULTE HOMES
 ATTN: MELLISSA GARRARD
 MANAGER, LAND PLANNING & ENTITLEMENTS
 11595 NORTH MERIDIAN STREET, SUITE 700
 CARMEL, IN 46032
 PHONE: (317) 593-4534
 EMAIL: Melissa.Garrard@pulte.com



CERTIFIED BY:

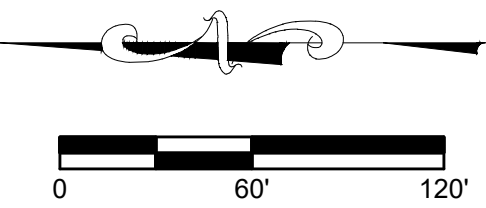
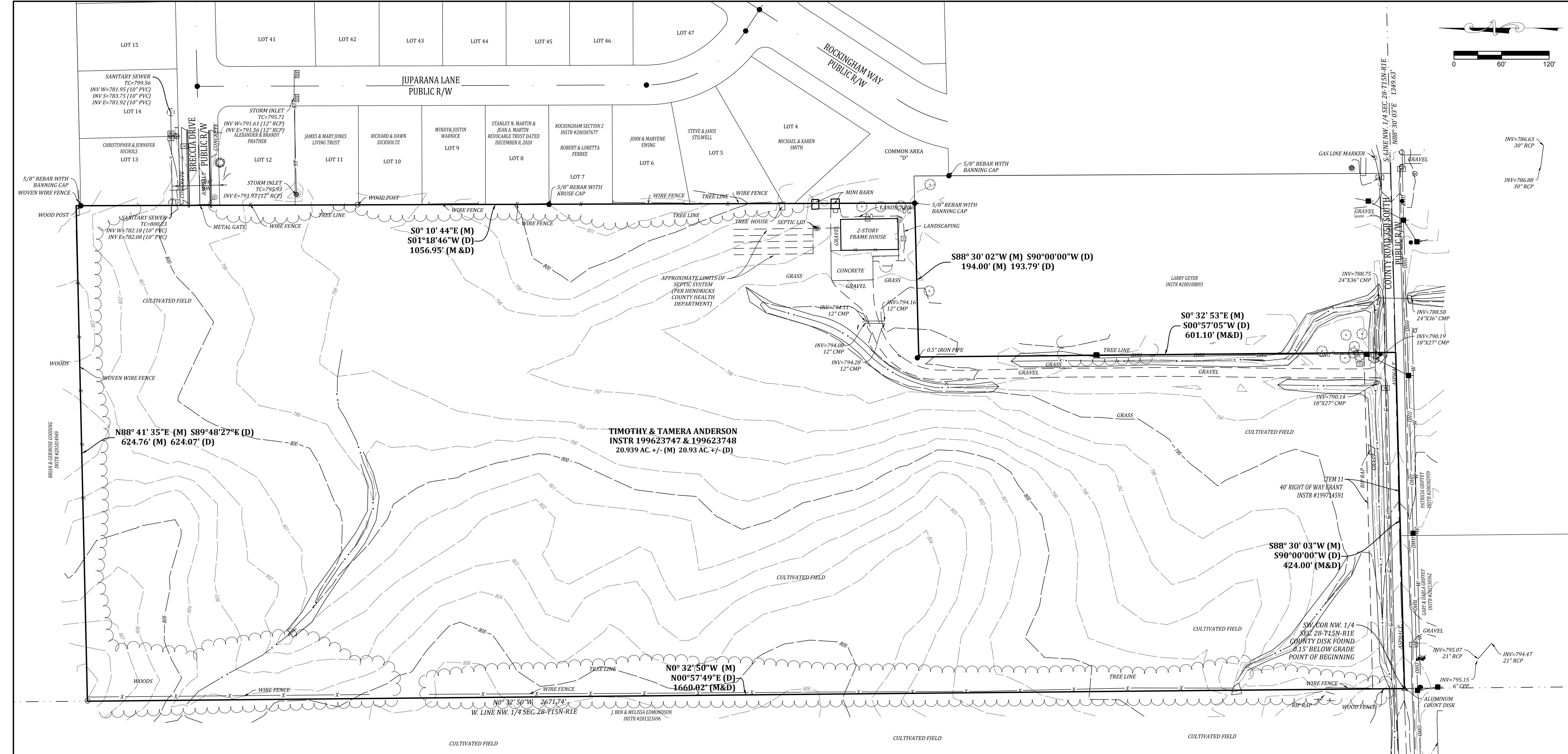
REVISIONS		
NUMBER	DESCRIPTION	DATE
1	REVISIONS PER PRM 09.26.24	10.01.24

SHEET INDEX	
SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	EXISTING TOPOGRAPHY
C102	OVERALL PLAN
C103-C104	PRIMARY PLAT
C105-C106	UTILITY, SIDEWALK & SIGNAGE PLAN
C107	SITE DETAILS, SOILS & FIRM MAP
L101-L102	LANDSCAPE PLAN

Date: 09-11-2024
 Project No: 23313
 Sheet No:

C100





Date: 10.01.24

Revisions:

Sym.	LG	LF	LG	LF	LG	LF	LG	LF

1 REVISIONS PER PRM 09.26.24

Designed: _____

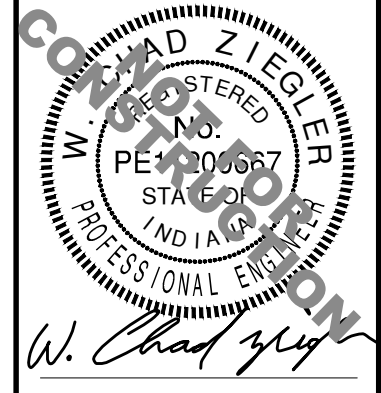
Drawn: _____

Checked: _____

Scale: 1" = 60'

Date: 09-11-24

EXISTING TOPOGRAPHY
 SANDSTONE PRIMARY PLAT
 EAST COUNTY ROAD 350 S
 PLAINFIELD, INDIANA



BANNING ENGINEERING
 853 COLUMBIA ROAD, SUITE #101
 PLAINFIELD, IN 46166
 BUS: (317) 707-3700 FAX: (317) 707-3800
 E-MAIL: Banning@BanningEngineering.com
 WEB: www.BanningEngineering.com

p:\mays P:\2023\23313\Engineering\Cadd\Sheet Files\Primary Plat\23313_PP_Existing_Topo.dwg Oct 29, 2024 - 3:28pm

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 VISIBLE INDICATIONS. THEREFORE, IT IS RECOMMENDED THAT THE SURFACE ELEVATIONS OF THIS SITE BE VERIFIED PRIOR TO CONSTRUCTION AND THAT ANY SIGNIFICANT DISCREPANCIES 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 UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE / 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.

TBM DESCRIPTION

TBM #1: ELEV: 793.40
 BENCH THE SET IN NORTH SIDE OF PWP #REMCE-16R-5-42
 1570' W. OF THE INTERSECTION 350 S. AND SARATOGA PARKWAY
 16' S. OF THE CENTERLINE OF CO. RD. 350 S. SOUTH OF THE GRAVEL DRIVE OF ADDRESS #5080 E. CO. RD. 350 S

TBM #2: ELEV: 799.59
 CUT "X" ON THE NORTH CURB OF BRECCIA DRIVE STUB @ THE SW CORNER OF THE CONCRETE DRIVE OF ADDRESS #5279 BRECCIA DRIVE
 150' W. OF THE INTERSECTION OF BRECCIA DRIVE AND JUPARANA LANE

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.

The topographic information shown hereon was obtained in the field during April 2024. 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.

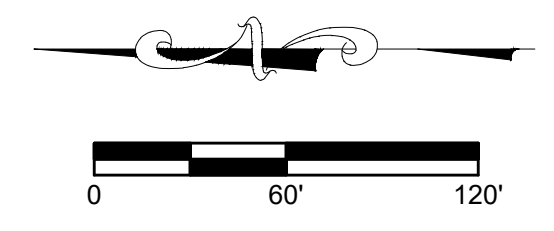
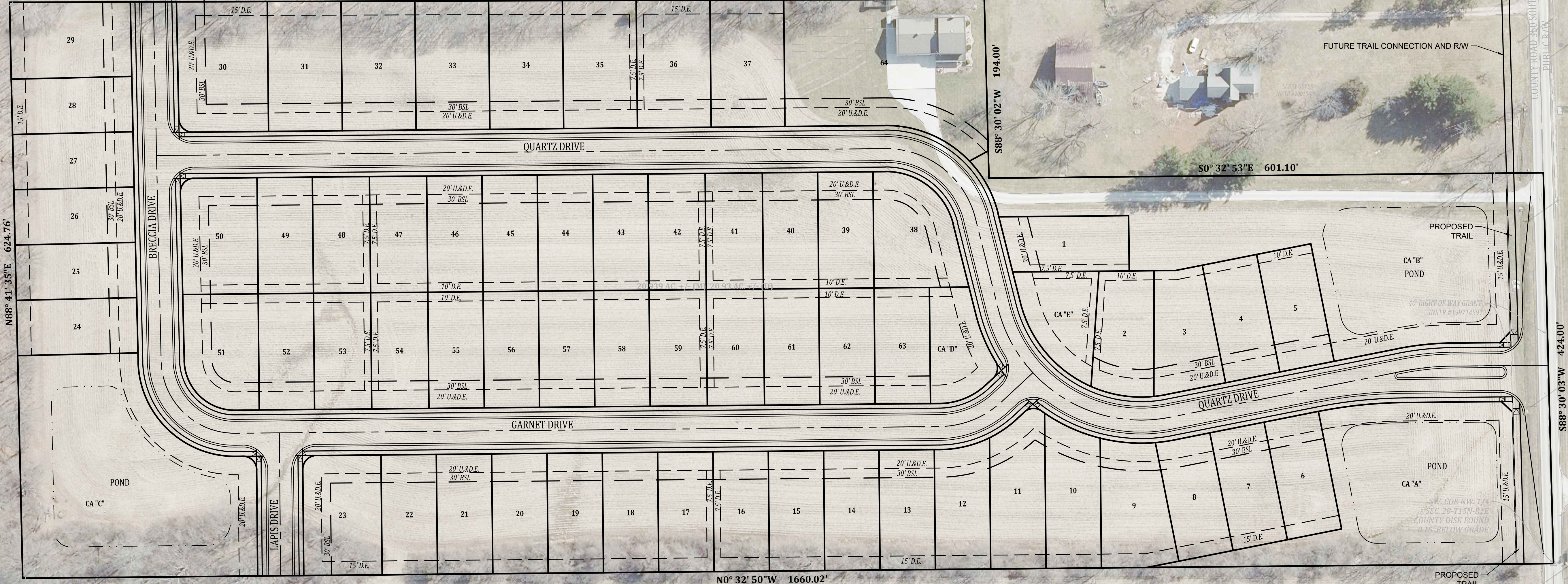
This survey reflects above ground indications of utilities and information available from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground 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 2404105080

EXISTING LEGEND

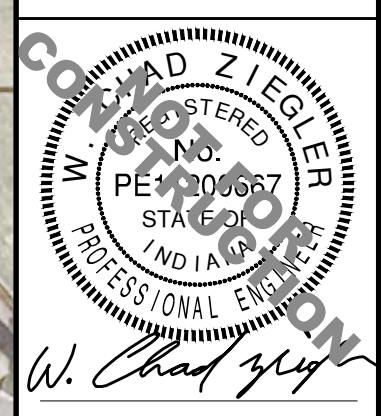
- — — — — PROPERTY LINE
- — — — — SECTION LINE
- — — — — ROAD CROWN
- — — — — EASEMENT LINE
- — — — — OVERHEAD UTILITY LINE
- — — — — ST — STORM SEWER LINE
- — — — — S — SANITARY SEWER LINE
- — — — — W — WATERLINE
- — — — — G — UNDERGROUND GAS LINE
- — — — — X — FENCE LINE
- — — — — FLOWLINE
- — — — — TREE LINE
- — — — — WATER VALVE
- — — — — WATER METER
- — — — — WELL
- — — — — FIRE HYDRANT
- — — — — STORM INLET
- — — — — SANITARY MANHOLE
- — — — — CLEANOUT
- — — — — POST
- — — — — GAS LINE MARKER
- — — — — ELECTRIC TRANSFORMER
- — — — — ELECTRIC METER
- — — — — AIR CONDITIONING UNIT
- — — — — TELEPHONE PEDESTAL
- — — — — UTILITY POLE
- — — — — GUY ANCHOR
- — — — — MAILBOX
- — — — — CONIFEROUS TREE
- — — — — DECIDUOUS TREE





Designated:	Sym.	Revisions	Date
Drawn:	LF	1	10.01.24
Checked:	LF	1	
Scale:	1" = 60'		
Date:	09-11-24		

OVERALL PLAN
SANDSTONE PRIMARY PLAT
EAST COUNTY ROAD 350 S
PLAINFIELD, INDIANA



BANNING ENGINEERING
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 PLAINFIELD, IN 46165
 BUS: (317) 707-3700 FAX: (317) 707-3800
 E-MAIL: Banning@BanningEngineering.com
 WEB: www.BanningEngineering.com



NOTES:

- SIDEWALKS WILL BE LOCATED ON ALL STREETS THROUGHOUT THIS SUBDIVISION. SEE SHEET C107 FOR TYPICAL CROSS SECTION
- ALL BACK OF CURB RADII AT INTERSECTIONS TO HAVE A RADIUS OF 25 FEET UNLESS OTHERWISE NOTED.
- ALL AREAS AND DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE UNTIL CONSTRUCTION PLANS AND PLAT ARE COMPLETE.

PARCEL / LOT SUMMARY (R4 ZONING):	
TOTAL AREA:	20.94 Ac. ±
TOTAL COMMON AREA:	3.88 Ac. ± 18.5% ±
TOTAL LOT AREA:	13.07 Ac. ± 62.4% ±
RIGHT-OF-WAY:	3.99 Ac. ± 19.1% ±
NUMBER OF LOTS:	64
MINIMUM LOT WIDTH:	60'
FULL INTERIOR R/W WIDTH:	50' (LOCAL)
MINIMUM LOT AREA:	6,000 sf.
FRONT YARD SETBACK:	30'
SIDE YARD SETBACK:	6'
REAR YARD SETBACK:	20'

LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 28, Township 15 North, Range 1 East of the Second Principal Meridian in Hendricks County, Indiana, being that 20.939 acre tract of land shown on the plat of a Retracement ALTA/NSPS Land Title Survey of said tract certified by Bryson Raney, PS #LS2200026 as Banning Engineering Project Number 23313 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

BEGINNING at a Hendricks County Disk marking the southwest corner of said northwest quarter; thence North 00 degrees 32 minutes 50 seconds West along the west line of said northwest quarter 1,660.02 feet to a 5/8" rebar with Banning Eng Firm #0060 cap (hereinafter referred to as "Banning Rebar"); thence North 88 degrees 41 minutes 35 seconds East 624.76 feet to the northerly extension of the west line of Rockingham Section 2 per plat thereof recorded as Instrument Number 200307677 in the Office of the Recorder of Hendricks County; thence South 00 degrees 10 minutes 44 seconds East along said northerly extension and the west line of said Rockingham Section 2 plat 1,056.95 feet to a "Banning Rebar" being on the north line of the land of Larry Geyer recorded as Instrument Number 200108893 in said recorder's office (the following two (2) calls follow along the north and west lines of said land of Larry Geyer); 1) thence South 88 degrees 30 minutes 02 seconds West 194.00 feet; 2) thence South 00 degrees 32 minutes 53 seconds East 601.10 feet to south line of said northwest quarter; thence South 88 degrees 30 minutes 03 seconds West along said south line 424.00 feet to the POINT OF BEGINNING, containing 20.939 acres, more or less.

LEGEND

- D. - DRAINAGE
- U. - UTILITY
- L.S. - LANDSCAPE
- E. - EASEMENT
- VAR. - VARIABLE
- R/W - RIGHT OF WAY
- B.S.L. - BUILDING SETBACK LINE
- sq. ft. - SQUARE FEET

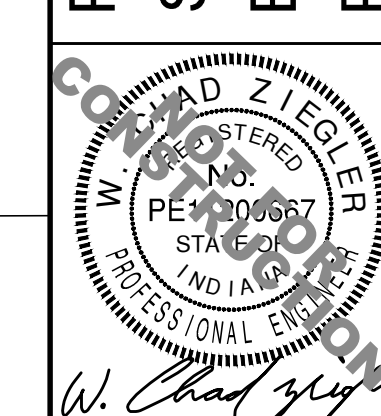


MATCHLINE SEE SHEET C104 FOR CONTINUATION

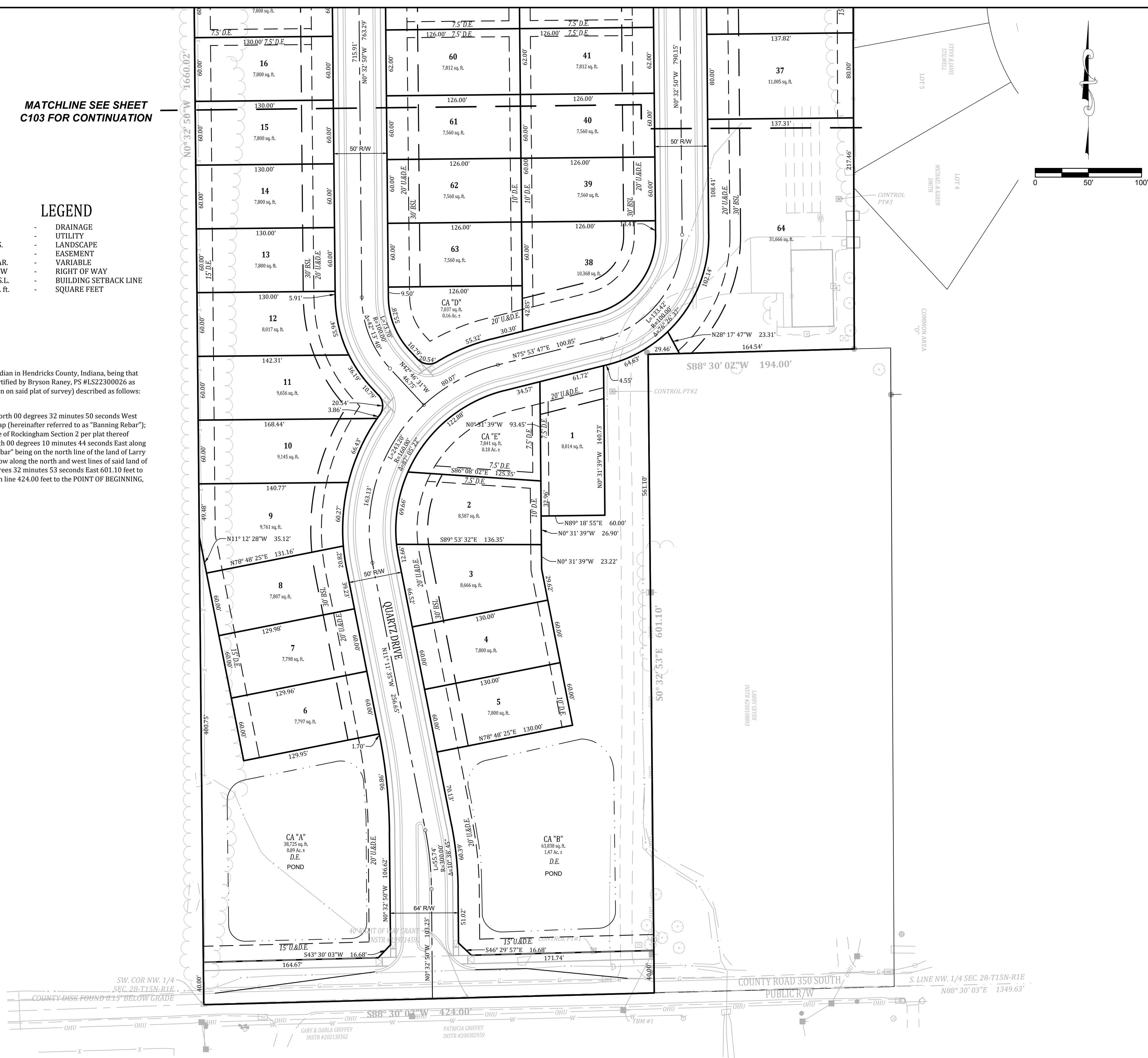
Date	Revisions
10.01.24	
1	REVISED PER PRM 09.26.24

Designated:	Sym.	Drawn:	Checked:	Scale:	Date:
LG	1	PEN/MLC	GAF/LGF	1" = 50'	09-11-24

PRIMARY PLAT
SANDSTONE PRIMARY PLAT
EAST COUNTY ROAD 350 S
PLAINFIELD, INDIANA



BANNING ENGINEERING
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 PLAINFIELD, IN 46168
 BUS: (317) 707-3700 FAX: (317) 707-3800
 E-MAIL: Banning@BanningEngineering.com
 WEB: www.BanningEngineering.com



MATCHLINE SEE SHEET C103 FOR CONTINUATION

LEGEND

D.	DRAINAGE
U.	UTILITY
L.S.	LANDSCAPE
E.	EASEMENT
VAR.	VARIABLE
R/W	RIGHT OF WAY
B.S.L.	BUILDING SETBACK LINE
sq. ft.	SQUARE FEET

LEGAL DESCRIPTION

Part of the Northwest Quarter of Section 28, Township 15 North, Range 1 East of the Second Principal Meridian in Hendricks County, Indiana, being that 20.939 acre tract of land shown on the plat of a Retracement ALTA/NSPS Land Title Survey of said tract certified by Bryson Roney, PS #LS22300026 as Banning Engineering Project Number 23313 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

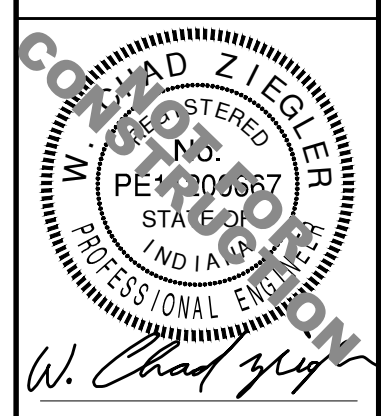
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NOTES:

- SIDEWALKS WILL BE LOCATED ON ALL STREETS THROUGHOUT THIS SUBDIVISION. SEE SHEET C107 FOR TYPICAL CROSS SECTION
- ALL BACK OF CURB RADII AT INTERSECTIONS TO HAVE A RADIUS OF 25 FEET UNLESS OTHERWISE NOTED.
- ALL AREAS AND DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE UNTIL CONSTRUCTION PLANS AND PLAT ARE COMPLETE.

Designated:	Sym.	Revisions	Date
1	LG	1	10.01.24
Drawn:	Checked:	Scale:	Date:
PEN/ELC	GAF/LGF	1" = 50'	09-11-24
Checked:	Scale:	Date:	
GAF/LGF	1" = 50'	09-11-24	
Scale:	Date:		
1" = 50'	09-11-24		
Date:			

PRIMARY PLAT
SANDSTONE PRIMARY PLAT
EAST COUNTY ROAD 350 S
PLAINFIELD, INDIANA



BANNING ENGINEERING
 853 COLUMBIA ROAD, SUITE #101
 PLAINFIELD, IN 46166
 BUS: (317) 707-3700 FAX: (317) 707-3800
 E-MAIL: Banning@BanningEngineering.com
 WEB: www.BanningEngineering.com



EXISTING LEGEND

- PROPERTY LINE
- SECTION LINE
- ROAD CROWN
- EASEMENT LINE
- OVERHEAD UTILITY LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- WATERLINE
- UNDERGROUND GAS LINE
- FENCE LINE
- FLOWLINE
- TREELINE
- WATER VALVE
- WATER METER
- WELL
- FIRE HYDRANT
- STORM INLET
- SANITARY MANHOLE
- CLEANOUT
- POST
- GAS LINE MARKER
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- AIR CONDITIONING UNIT
- TELEPHONE PEDESTAL
- UTILITY POLE
- GUY ANCHOR
- MAILBOX
- CONIFEROUS TREE
- DECIDUOUS TREE

PROPOSED LEGEND

- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- FIRE HYDRANT

NOTES:

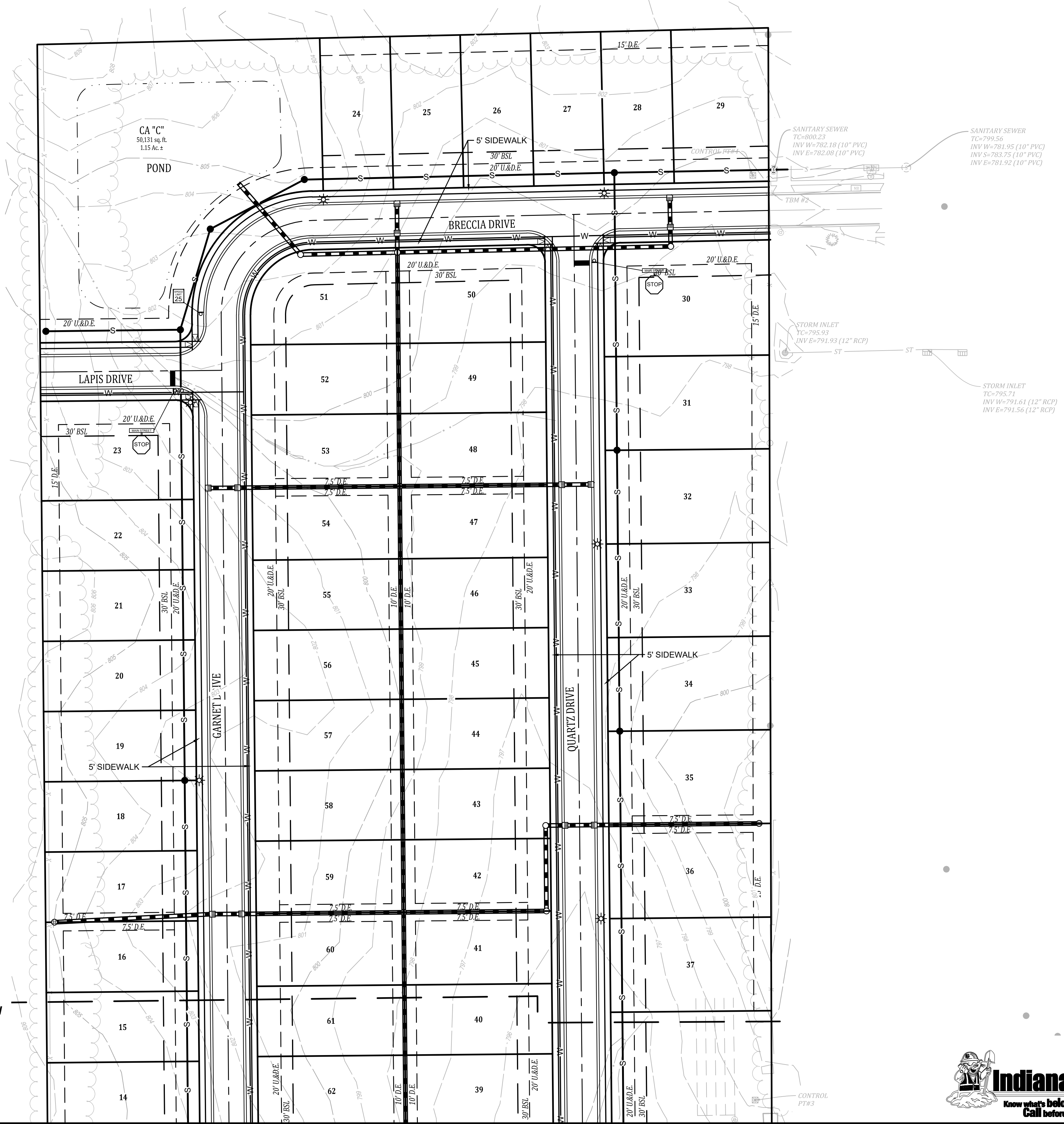
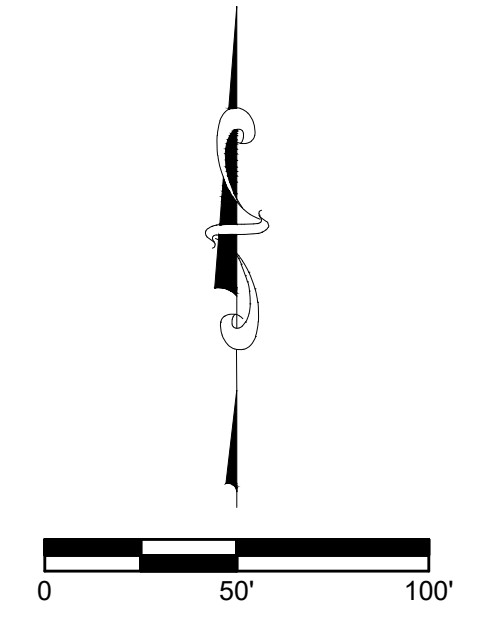
1. SIGNS, LIGHTPOLES, WALKS, PATHS, AND HANDICAP RAMP SHALL BE PER TOWN OF PLAINFIELD STANDARDS.
2. SYMBOLS ARE LARGER THAN ACTUAL SIZE FOR LOCATION CLARIFICATION.

SIGNAGE LEGEND

- STOP SIGN W/ STREET NAMES
- SPEED LIMIT SIGN
- REGULATORY SIGN
- STREET LIGHT
- STOP BAR

NOTES:

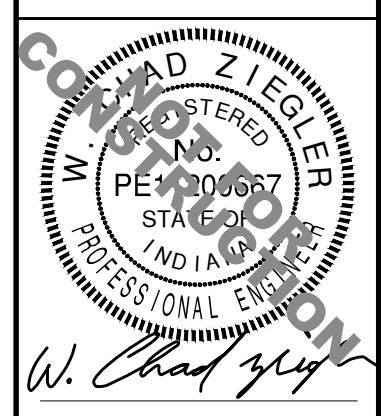
- SCHOOL DISTRICT: PLAINFIELD
- CURRENT ZONING DISTRICT: R4 PER RZ-24-056
- SIDEWALKS WILL BE LOCATED ON ALL STREETS THROUGHOUT THIS SUBDIVISION. SEE SHEET C107 FOR TYPICAL CROSS SECTION.
- STREET SIGNAGE WILL BE IN ACCORDANCE WITH PLAINFIELD STANDARDS FOR LOCATION AND TYPE.
- THE EROSION CONTROL PLAN WILL MEET ALL NCRS, DNR, AND MS4 REQUIREMENTS AND WILL BE SUBMITTED TO IDEM TO COMPLY WITH RULE 5.
- ALL INFRASTRUCTURE TO MEET TOWN OF PLAINFIELD STANDARDS AND REQUIREMENTS.
- ALL SANITARY SEWER MAINS SHALL BE 8" OR 10" PVC SANITARY, UNLESS OTHERWISE NOTED.
- ALL AREAS AND DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE UNTIL CONSTRUCTION PLANS AND PLAT ARE COMPLETE.



MATCHLINE SEE SHEET C106 FOR CONTINUATION

Project No:	23313
Sheet No:	C105
Scale:	1" = 50'
Date:	09-11-24
Designed:	LF
Drawn:	PEM/ELC
Checked:	GAF/LGF
Scale:	1" = 50'
Date:	09-11-24
Sym:	1
Revisions:	REVISIONS PER PRM 09.26.24
Date:	10.01.24

UTILITIES, SIDEWALK & SIGNAGE PLAN
 SANDSTONE PRIMARY PLAT
 EAST COUNTY ROAD 350 S
 PLAINFIELD, INDIANA



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EXISTING LEGEND

- PROPERTY LINE
- SECTION LINE
- ROAD CROWN
- EASEMENT LINE
- OVERHEAD UTILITY LINE
- ST — STORM SEWER LINE
- S — SANITARY SEWER LINE
- W — WATERLINE
- G — UNDERGROUND GAS LINE
- X — FENCE LINE
- FLOWLINE
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- WATER VALVE
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- FIRE HYDRANT
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- GAS LINE MARKER
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- AIR CONDITIONING UNIT
- TELEPHONE PEDESTAL
- UTILITY POLE
- GUY ANCHOR
- MAILBOX
- CONIFEROUS TREE
- DECIDUOUS TREE

PROPOSED LEGEND

- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- SANITARY MANHOLE
- STORM MANHOLE
- ⊕ STORM INLET
- ⊕ FIRE HYDRANT

NOTES:

1. SIGNS, LIGHTPOLES, WALKS, PATHS, AND HANDICAP RAMPS SHALL BE PER TOWN OF PLAINFIELD STANDARDS. SYMBOLS ARE LARGER THAN ACTUAL SIZE FOR LOCATION CLARIFICATION.

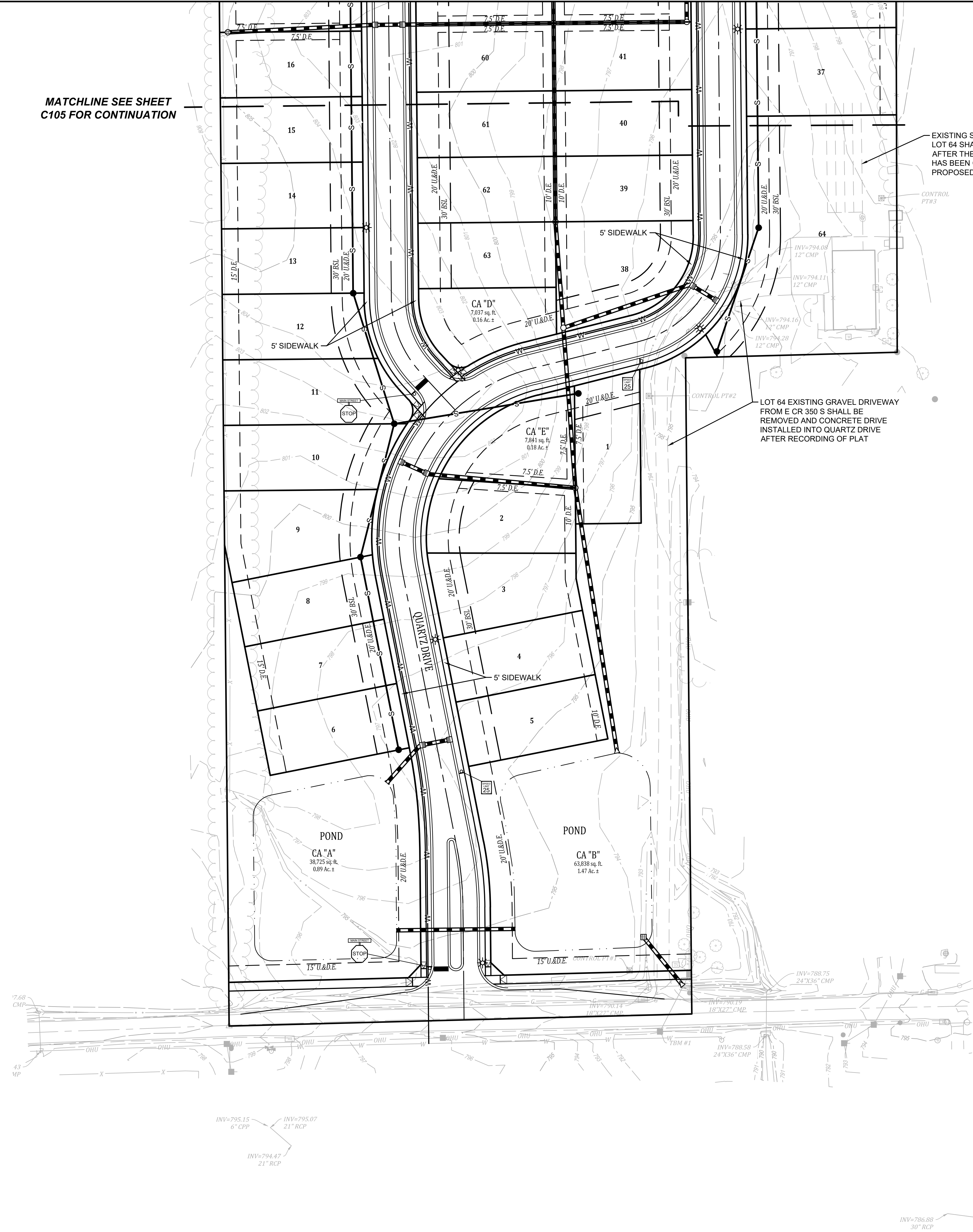
SIGNAGE LEGEND

- ⊕ STOP SIGN W/ STREET NAMES
- ⊕ SPEED LIMIT SIGN
- ⊕ REGULATORY SIGN
- ⊕ STREET LIGHT
- STOP BAR

NOTES:

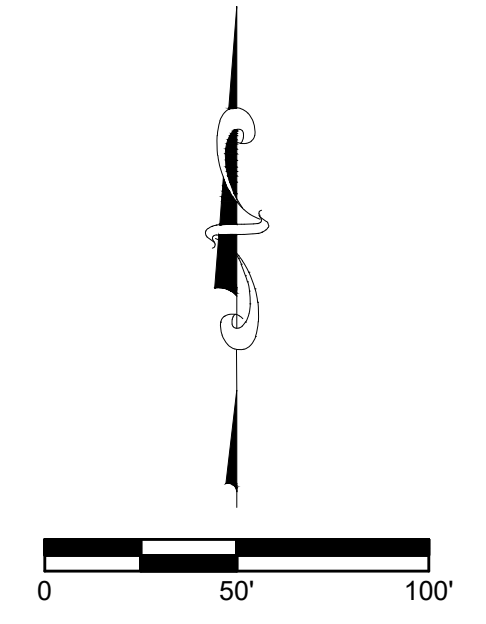
- SCHOOL DISTRICT: PLAINFIELD
- CURRENT ZONING DISTRICT: R4 PER RZ-24-056
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- ALL AREAS AND DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE UNTIL CONSTRUCTION PLANS AND PLAT ARE COMPLETE.

MATCHLINE SEE SHEET C105 FOR CONTINUATION



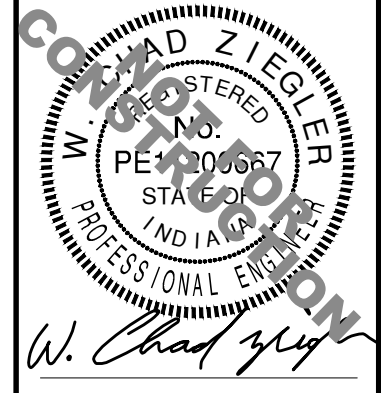
EXISTING SEPTIC SYSTEM ON LOT 64 SHALL BE REMOVED AFTER THE EXISTING HOUSE HAS BEEN CONNECTED TO PROPOSED SEWER

LOT 64 EXISTING GRAVEL DRIVEWAY FROM E CR 350 S SHALL BE REMOVED AND CONCRETE DRIVE INSTALLED INTO QUARTZ DRIVE AFTER RECORDING OF PLAT



Revisions		Date
1	REVISIONS PER PRM 09.26.24	10.01.24

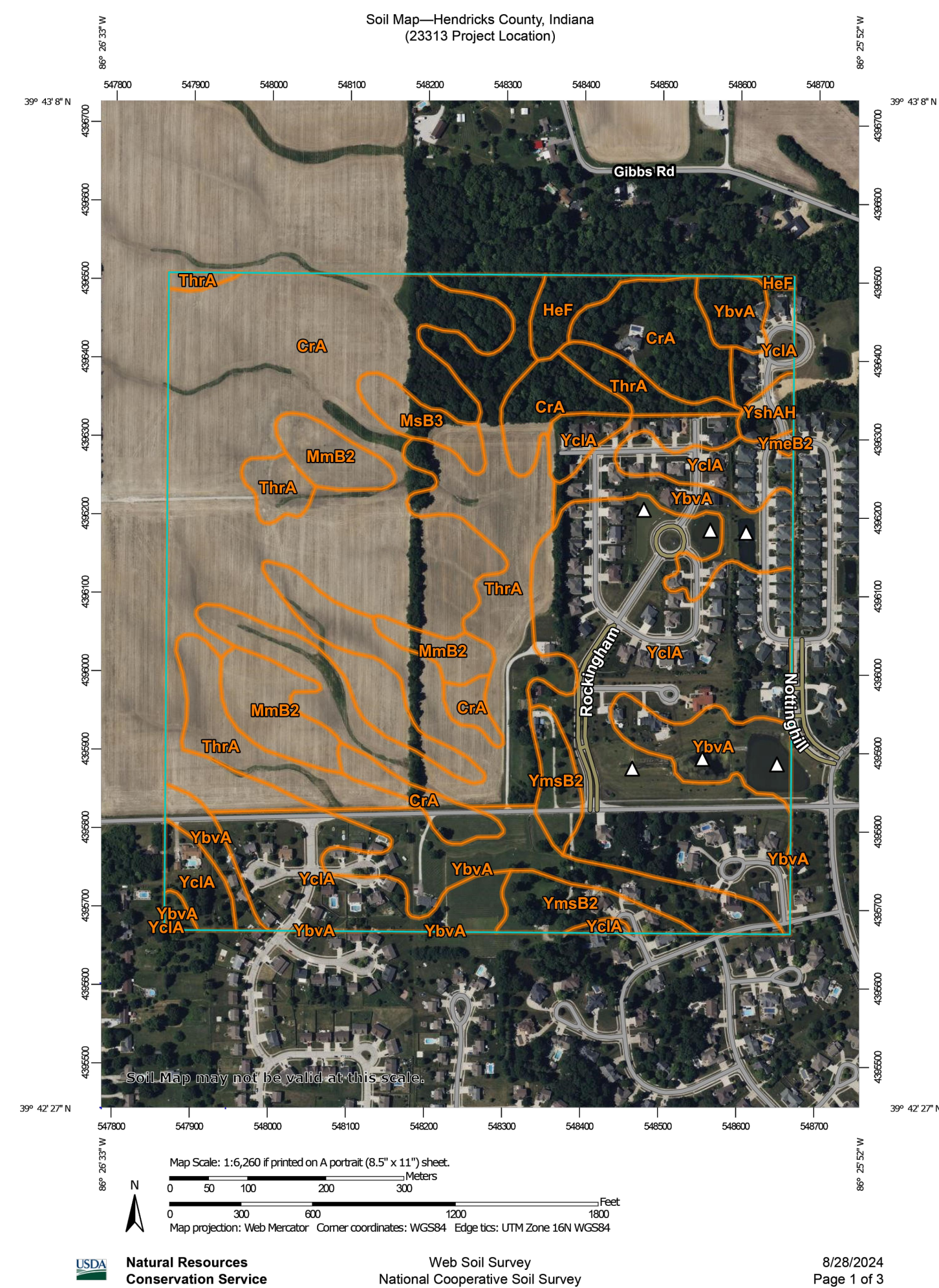
UTILITIES, SIDEWALK & SIGNAGE PLAN
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Project No: 23313
 Sheet No:



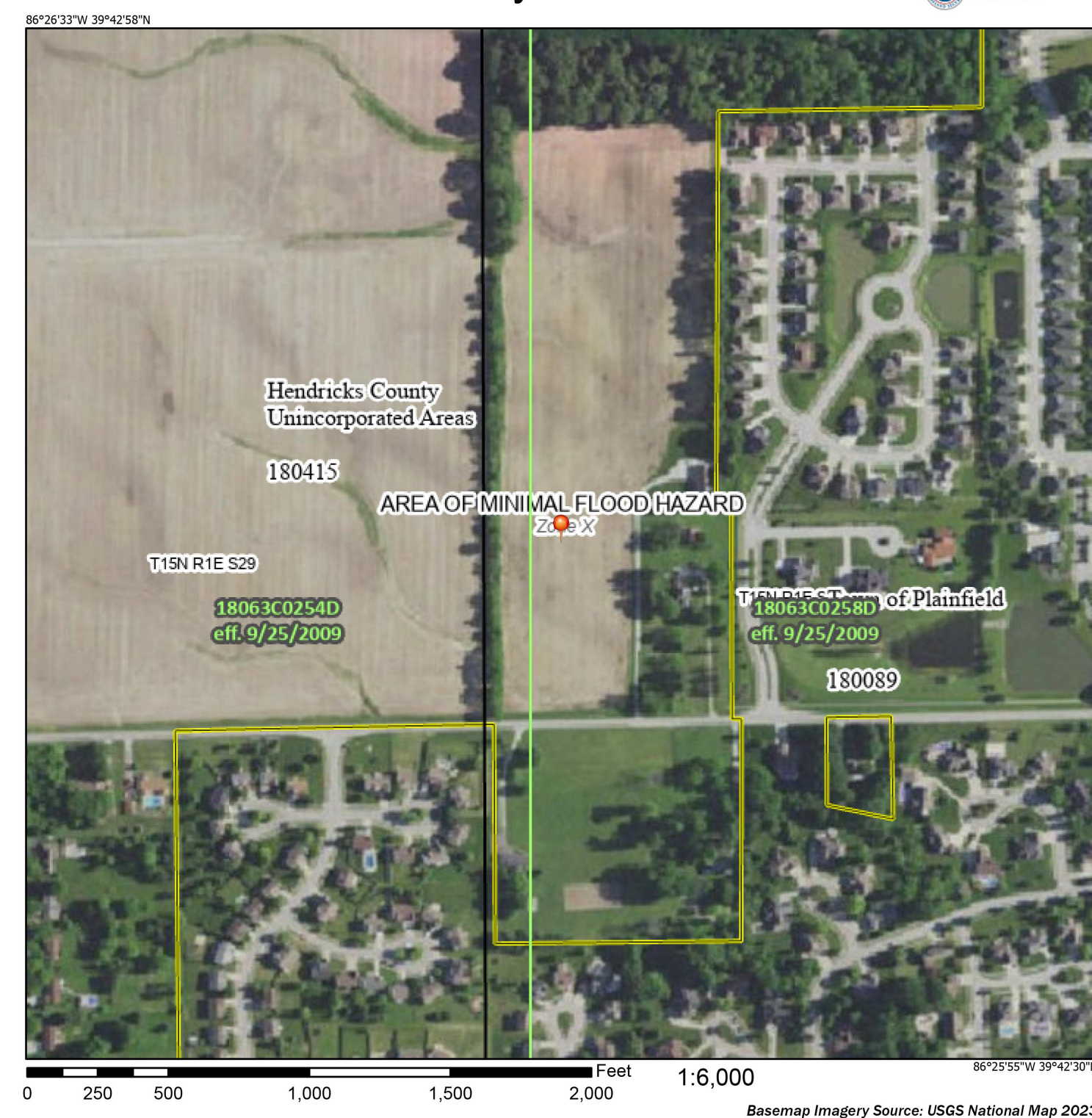


Soil Map—Hendricks County, Indiana 2313 Project Location

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	51.4	30.8%
HeF	Hennepin loam, 25 to 50 percent slopes	2.0	1.2%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	7.1	4.3%
MsB3	Miami clay loam, 2 to 6 percent slopes, severely eroded	2.0	1.2%
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	29.7	17.8%
YbvA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes	22.4	13.5%
YciA	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes	46.2	27.7%
YmeB2	Martinsville loam-Urban land complex, 2 to 6 percent slopes, eroded	0.1	0.1%
YmsB2	Miami silt loam-Urban land complex, 2 to 6 percent slopes, eroded	4.8	2.9%
YshAH	Shoals silt loam-Urban land complex, 0 to 2 percent slopes, frequently flooded, brief duration	1.1	0.6%
Totals for Area of Interest		166.7	100.0%

National Flood Hazard Layer FIRMette



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)
With BFE or Depth of Flood
Regulatory Floodway

SPECIAL FLOOD HAZARD AREAS

- 0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile.
- Future Conditions 1% Annual Chance Flood Hazard.
- Area with Reduced Flood Risk due to Levees.
- Area with Flood Risk due to Levees.

OTHER AREAS OF FLOOD HAZARD

- Area of Minimal Flood Hazard.
- Effective LOMRs.
- Area of Undetermined Flood Hazard.

OTHER AREAS

- Channel, Culvert, or Storm Sewer.
- Levee, Dike, or Floodwall.

GENERAL STRUCTURES

- Cross Sections with 1% Annual Chance.
- Water Surface Elevation.
- Coastal Transient.
- Base Flood Elevation Line (BFE).
- Limit of Study.
- Jurisdiction Boundary.
- Coastal Transient Baseline.
- Profile Baseline.
- Hydrographic Feature.

OTHER FEATURES

- Digital Data Available.
- No Digital Data Available.
- Unmapped.

MAP PANELS

- The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/28/2024 at 4:30 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifier, FIRM panel number, and FIRM effective date. Map images for unmapped and unmapped areas cannot be used for regulatory purposes.

Date: 10.01.24

Revisions

Sym.	Revisions PER PRM 09.26.24
1	LGf

Designed: LGf
Drawn: PEM/ELC
Checked: GAF/LGF
Scale: AS SHOWN
Date: 09-11-24

Soil Map—Hendricks County, Indiana (2313 Project Location)

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

Other Features

- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <https://www.nrcs.usda.gov/wps/portal/nrcs/detail/natlmain/soils/>
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

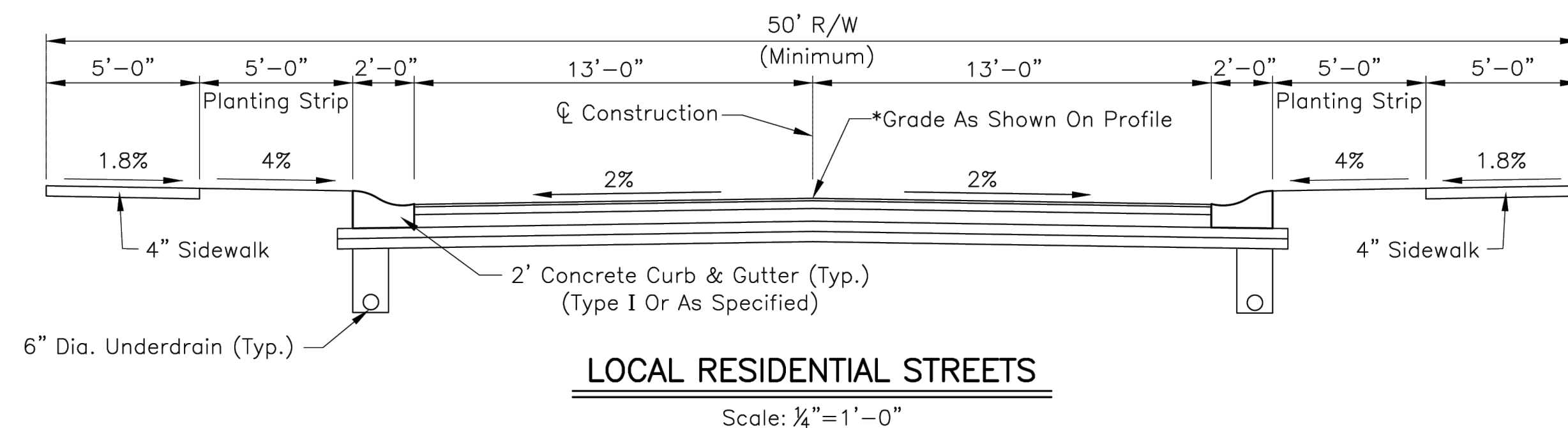
This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hendricks County, Indiana
Survey Area Data: Version 27, Sep 1, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

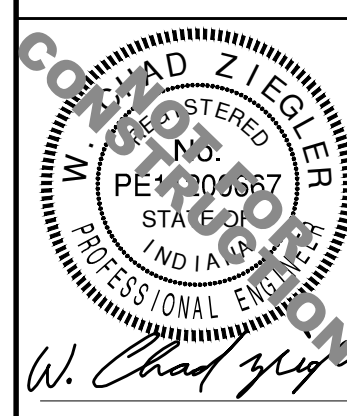
Date(s) aerial images were photographed: Jun 15, 2022—Jun 21, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

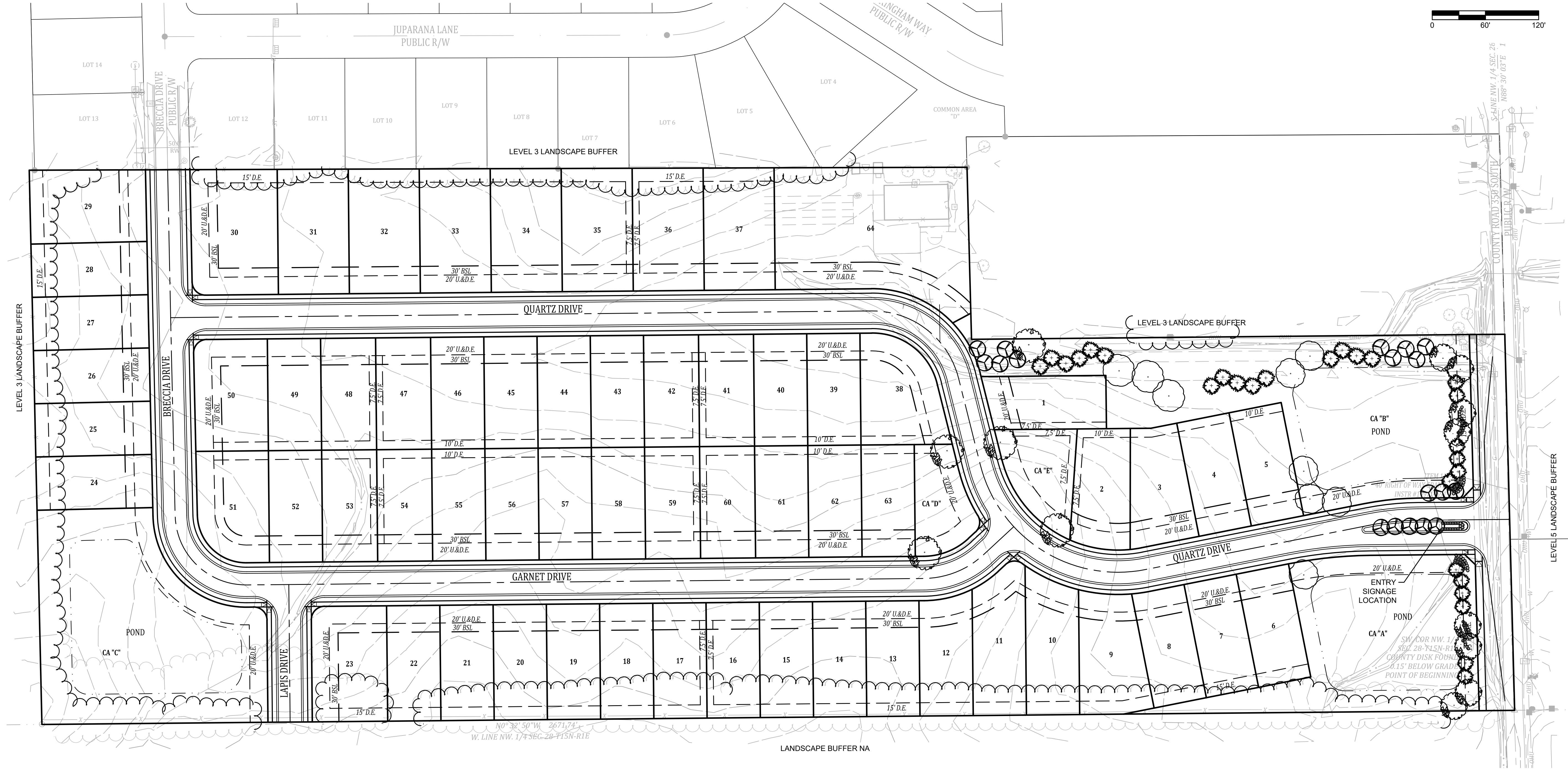


NOTE:
SEE TOWN OF PLAINFIELD STANDARD DETAILS.

SITE DETAILS, SOIL & FIRM MAP
SANDSTONE PRIMARY PLAT
EAST COUNTY ROAD 350 S
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



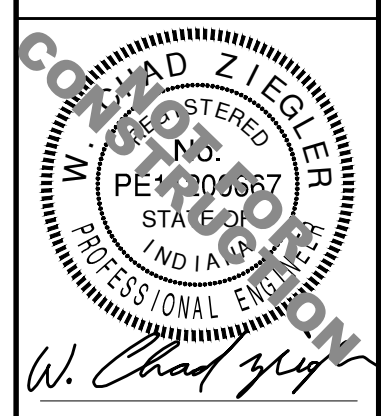
LANDSCAPE MASTER PLAN
SCALE: 1"=60'

LANDSCAPE SYMBOLOLOGY

- CANOPY TREE
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- EXISTING TREES TO REMAIN

Date	10.01.24
Revisions	
Designated:	Sym. 1 REVISIONS PER PRM 09.26.24
Drawn:	LGJ
Checked:	PEN/ELC
Scale:	GAF/LGF
Date:	1"= 60'
Date:	09-11-24

LANDSCAPE PLAN
SANDSTONE PRIMARY PLAT
EAST COUNTY ROAD 350 S
PLAINFIELD, INDIANA



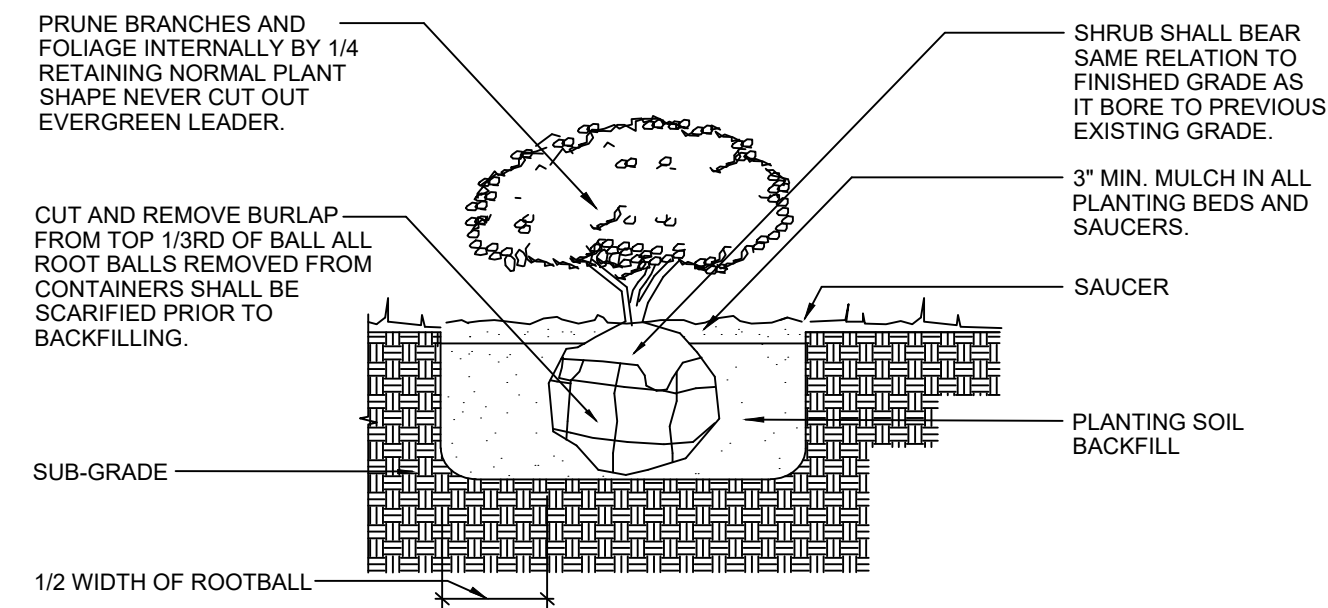
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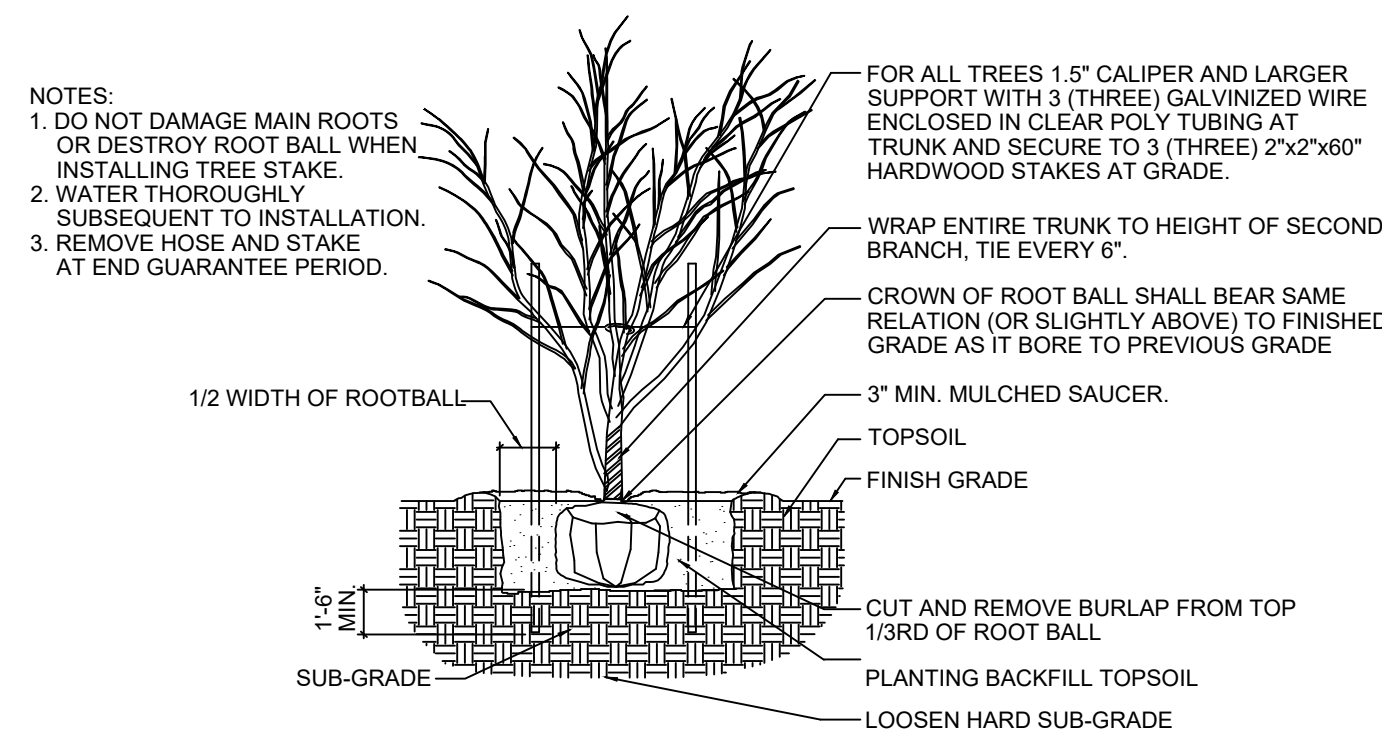


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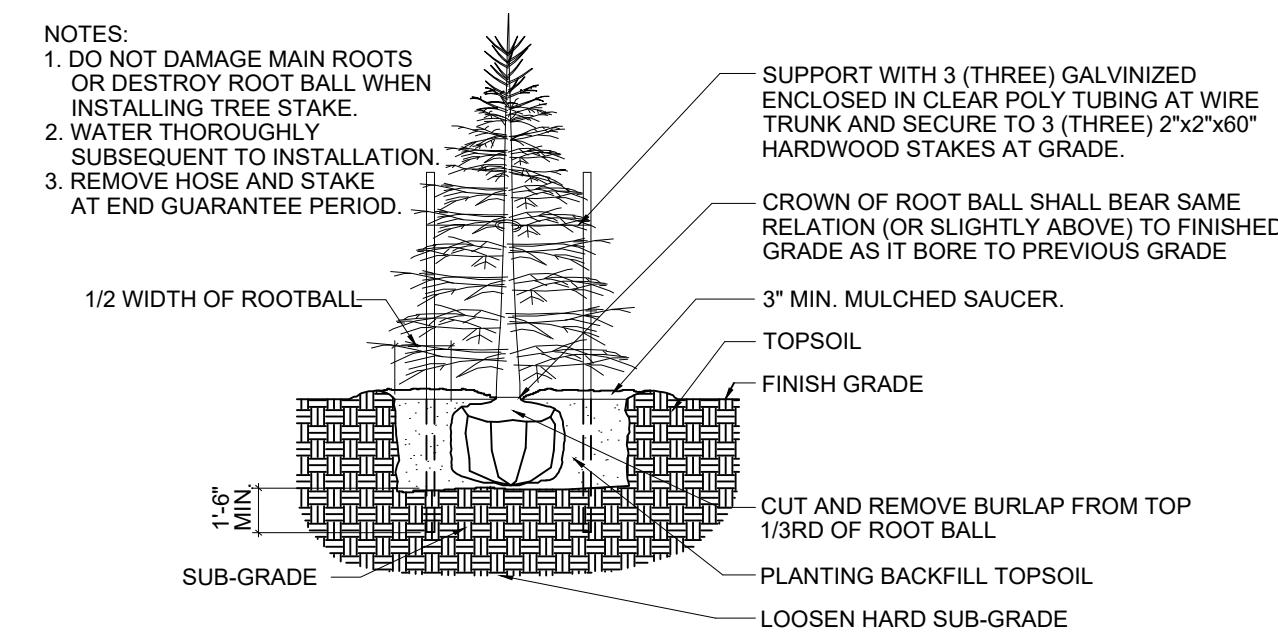
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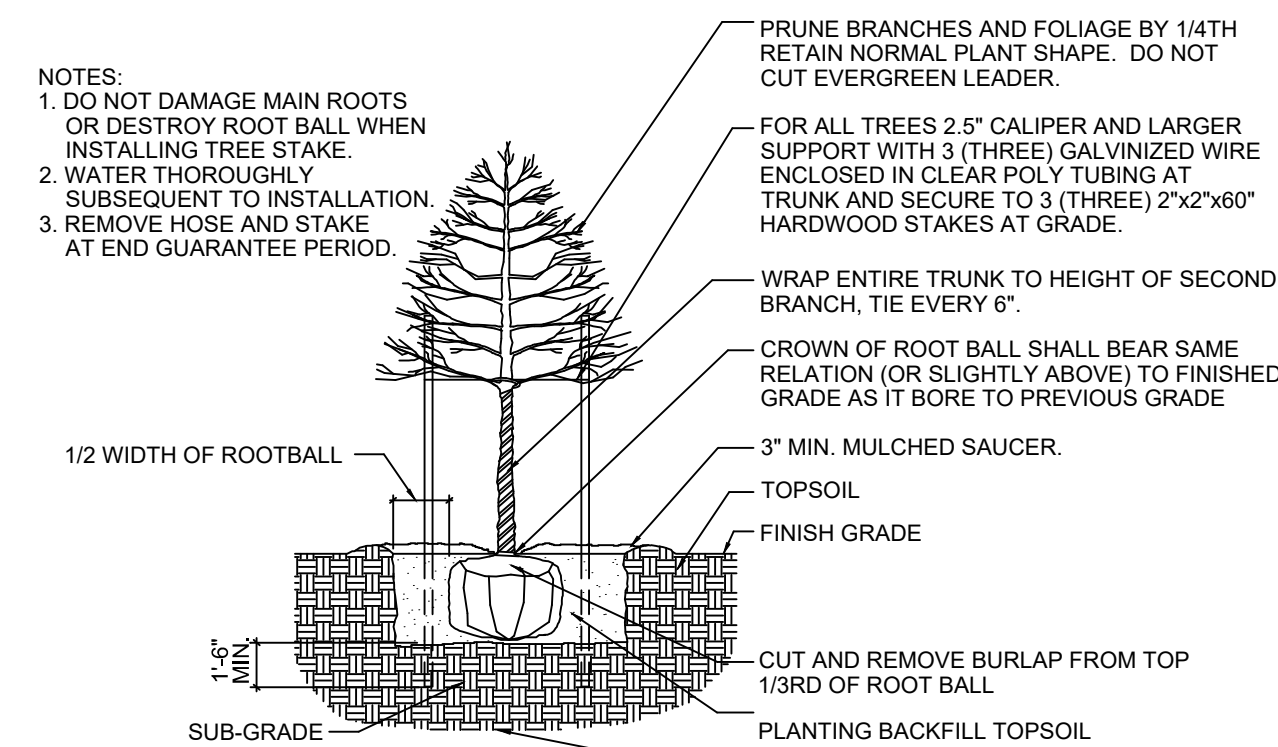
SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



ORNAMENTAL TREE DETAIL
SCALE: NOT TO SCALE



EVERGREEN TREE DETAIL
SCALE: NOT TO SCALE



TREE PLANTING DETAIL
SCALE: NOT TO SCALE

LANDSCAPE SPECIFICATIONS

GENERAL NOTES:

- 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.
- 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.
- IN CASE OF DISCREPANCIES BETWEEN THE PLANS AND PLANT LIST, THE PLAN SHALL DICTATE.
- 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.
- PLANTS AND ALL LANDSCAPE MATERIAL TO BE STORED ON SITE WILL BE PLACED WHERE THEY ARE NOT IN CONFLICT WITH CONSTRUCTION OPERATIONS.
- REMOVE AND CLEAN UP ALL DEBRIS AND REMOVE FROM SITE, REPAIR DAMAGED OR DISTURBED AREAS CAUSED BY LANDSCAPE CONTRACTOR.
- 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:

- REMOVE WEEDS, ORGANIC MATTER, ROCKS LARGER THAN 1.5" FROM SOIL.
- 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.
- 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.
- 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.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL NOT BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/DESIGNER, OWNERS REPRESENTATIVE IN WRITING. 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.
- LANDSCAPE ARCHITECT/DESIGNER OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS DURING THE COURSE OF THE PROJECT.
- PLANTING BED MULCH: 3 INCHES OF GRADE 'A' SHREDDED HARDWOOD MULCH WHERE PLANTING BED ADJOINS EITHER PAVEMENT OR TURF.
- PLANTING BED FABRIC: DEWITT PRO 5 WEED BARRIER. INSTALL ONLY IN PLANTING BEDS.
- SEE PLANTING DETAILS FOR PLANTING, PRUNING AND STAKING REQUIREMENTS.

SEEDING AND SODDING PREPARATION:

- 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.
- 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.
- TURF AREAS TO TO BE SCARIFIED/CULTIVATE TO A DEPTH OF 4" AND LIGHTLY ROLLED (NOT COMPACTED) PRIOR TO BEING SODDED OR SEEDED.
- LAWNS TO BE FERTILIZED WITH 12-12-12 AT A RATE OF 10 LBS/1000 SQ.FT. PRIOR TO INSTALLATION.
- 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.

SODDED LAWN:

TURF TYPE TALL FESCUE SOD - AMERITURF

- COMPLETE ALL OTHER LANDSCAPE PLANTINGS, MULCHING, FINE GRADING AND STAKING PRIOR TO SODDING LAWN AREAS.
- PROVIDE SODDED LAWN FOR ALL LAWN AREAS UTILIZING AMER-TURF FRONT-RUNNER TURF TYPE TALL FESCUE BLEND SOD.
- SOD BED SHALL BE IN A FIRM BUT UNCOMPACTED CONDITION WITH A RELATIVELY FINE TEXTURE AT TIME OF SODDING.
- GROWING PERIOD. FALL GROWING SEASON AUGUST 15TH - SEPTEMBER 20TH. SPRING GROWING SEASON MARCH 20TH - APRIL 20TH.

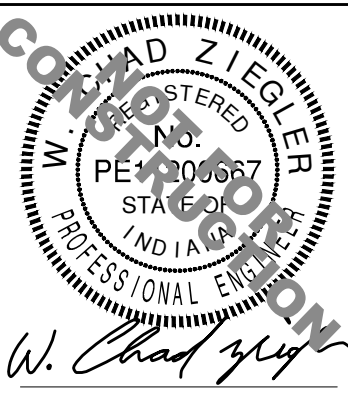
SEEDED LAWN:

TURF TYPE TALL FESCUE - SEED

- COMPLETE ALL OTHER LANDSCAPE PLANTINGS, MULCHING, FINE GRADING AND STAKING PRIOR TO SEEDING LAWN AREAS.
- PROVIDE SEEDED LAWN FOR ALL LAWN AREAS UTILIZING AMER-TURF FRONT-RUNNER TURF TYPE TALL FESCUE BLEND SEED.
- APPLY SEED AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET.
- SEED BED SHALL BE IN A FIRM BUT UNCOMPACTED CONDITION WITH A RELATIVELY FINE TEXTURE AT TIME OF SEEDING.
- 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.
- 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.
- GROWING SEASON AUGUST 15TH - SEPTEMBER 20TH. SPRING GROWING SEASON MARCH 20TH - APRIL 20TH.

Date	10.01.24
Revisions	
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LANDSCAPE PLAN
SANDSTONE PRIMARY PLAT
EAST COUNTY ROAD 350 S
PLAINFIELD, INDIANA



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