



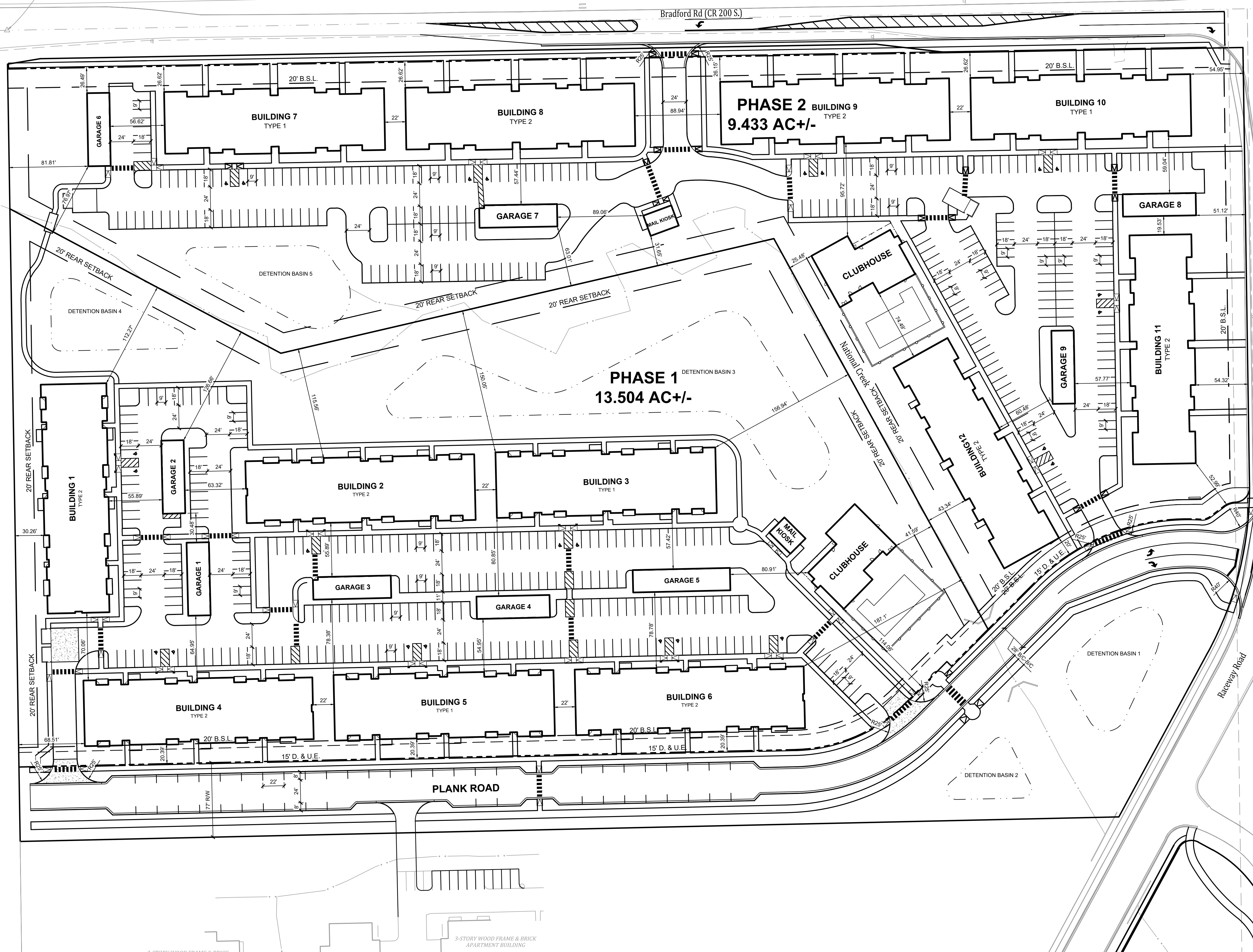
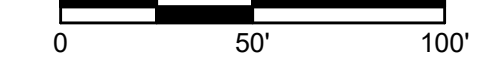






NW COR., E 1/2, NE 1/4  
SEC. 20-T15N-R2E  
CALCULATED SPLIT

NE COR., NE 1/4  
SEC. 20-T15N-R2E  
COUNTY DISK FOUND  
PER COUNTY TIES



MATCH LINE, SEE SHEET C105

**NOTES:**

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

**SITE PLAN & SIDEWALK PLAN**  
**THE VILLAGE AT PLANK ROAD**  
**WASHINGTON TOWNSHIP**  
**PLAINFIELD, INDIANA**

**NOT FOR CONSTRUCTION**

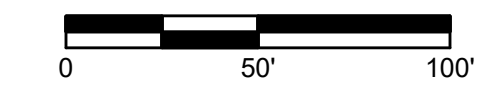
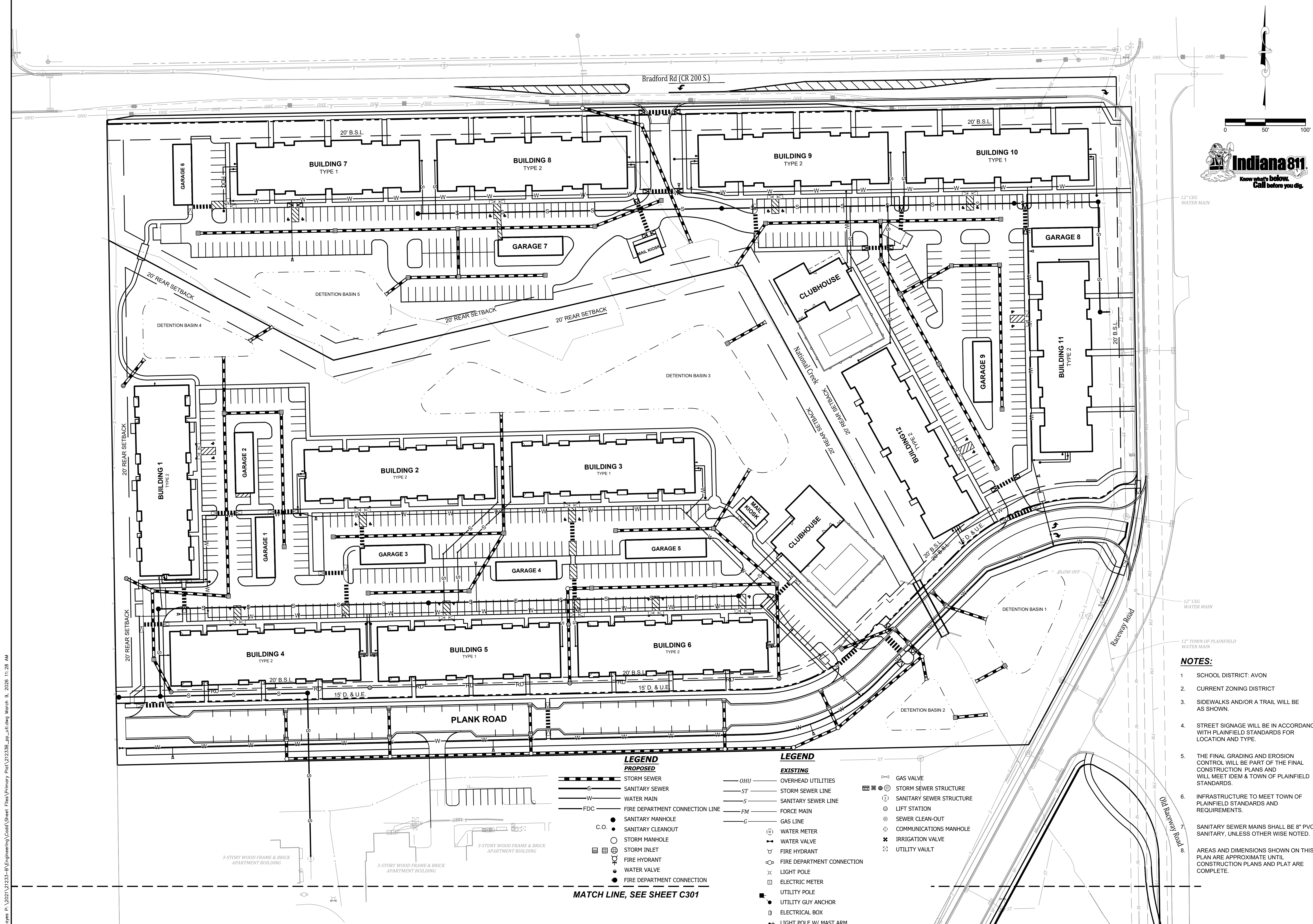
**BANNING ENGINEERING**  
 853 COLUMBIA ROAD, SUITE #101  
 PLAINFIELD, IN 46166  
 BUS: (317) 707-3700 FAX: (317) 707-3800  
 E-MAIL: Banning@BanningEngineering.com  
 WEB: www.BanningEngineering.com

Project No: 21233-B  
Sheet No:



P:\2021\21233-B\Engineering\Cadd\Sheet Files\Primary Plat\21233B\_dwg.dwg, March 9, 2026, 11:28 AM





Project No.	21233-B
Sheet No.	C300
Scale	1"=50'
Date	03-09-2026
Designed	SJH/REL
Drawn	SJH
Checked	RLL

UTILITY PLAN  
 THE VILLAGE AT PLANK ROAD  
 WASHINGTON TOWNSHIP  
 PLAINFIELD, INDIANA

**NOT FOR CONSTRUCTION**

**BANNING ENGINEERING**  
 653 COLUMBIA ROAD, SUITE #101  
 PLAINFIELD, IN 46166  
 BUS: (317) 707-3700 FAX: (317) 707-3900  
 E-MAIL: Banning@BanningEngineering.com  
 WEB: www.BanningEngineering.com

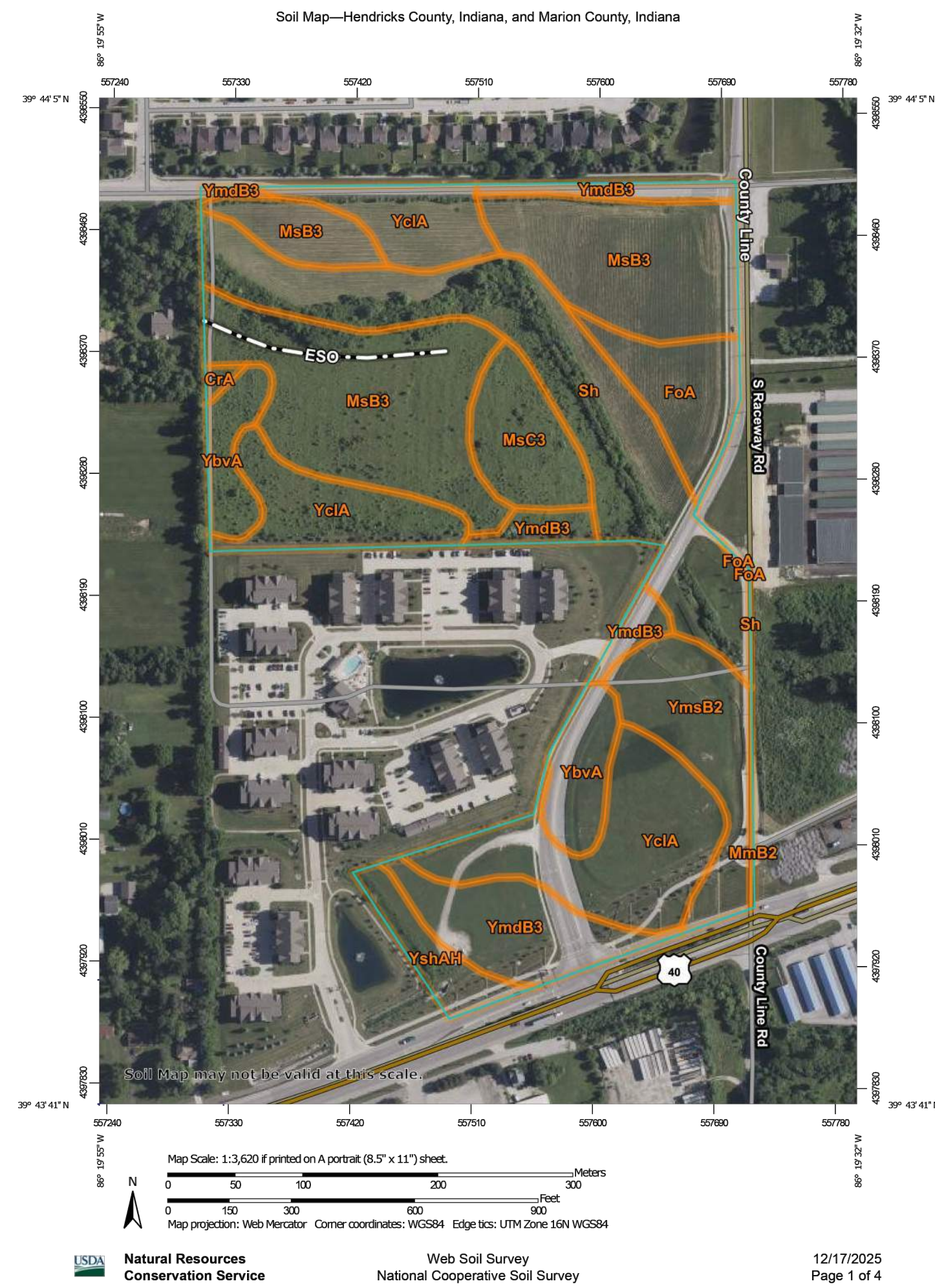
- NOTES:**
- SCHOOL DISTRICT: AVON
  - CURRENT ZONING DISTRICT
  - SIDEWALKS AND/OR A TRAIL WILL BE AS SHOWN.
  - STREET SIGNAGE WILL BE IN ACCORDANCE WITH PLAINFIELD STANDARDS FOR LOCATION AND TYPE.
  - THE FINAL GRADING AND EROSION CONTROL WILL BE PART OF THE FINAL CONSTRUCTION PLANS AND WILL MEET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

<b>LEGEND PROPOSED</b>		<b>LEGEND EXISTING</b>	
—●—	STORM SEWER	—●—	OVERHEAD UTILITIES
—S—	SANITARY SEWER	—ST—	STORM SEWER LINE
—W—	WATER MAIN	—S—	SANITARY SEWER LINE
—FDC—	FIRE DEPARTMENT CONNECTION LINE	—FM—	FORCE MAIN
●	SANITARY MANHOLE	—G—	GAS LINE
C.O.	SANITARY CLEANOUT	(W)	WATER METER
○	STORM MANHOLE	(V)	WATER VALVE
○	STORM INLET	(F)	FIRE HYDRANT
○	FIRE HYDRANT	(FC)	FIRE DEPARTMENT CONNECTION
○	WATER VALVE	(L)	LIGHT POLE
○	FIRE DEPARTMENT CONNECTION	(EM)	ELECTRIC METER
		(UP)	UTILITY POLE
		(UGA)	UTILITY GUY ANCHOR
		(D)	ELECTRICAL BOX
		(LPA)	LIGHT POLE W/ MAST ARM

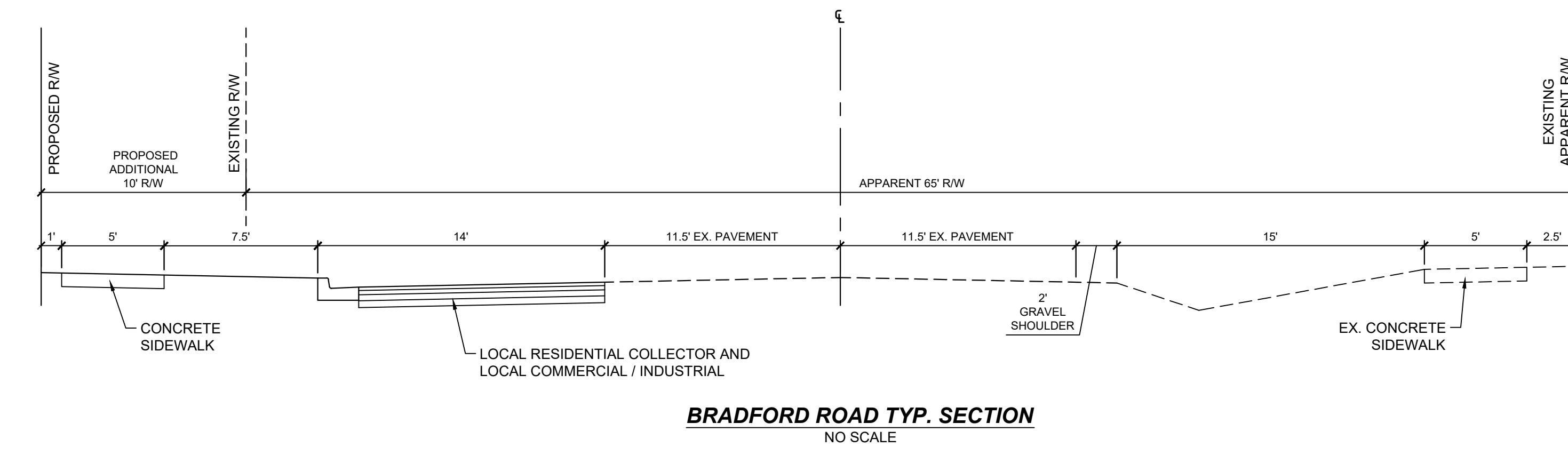
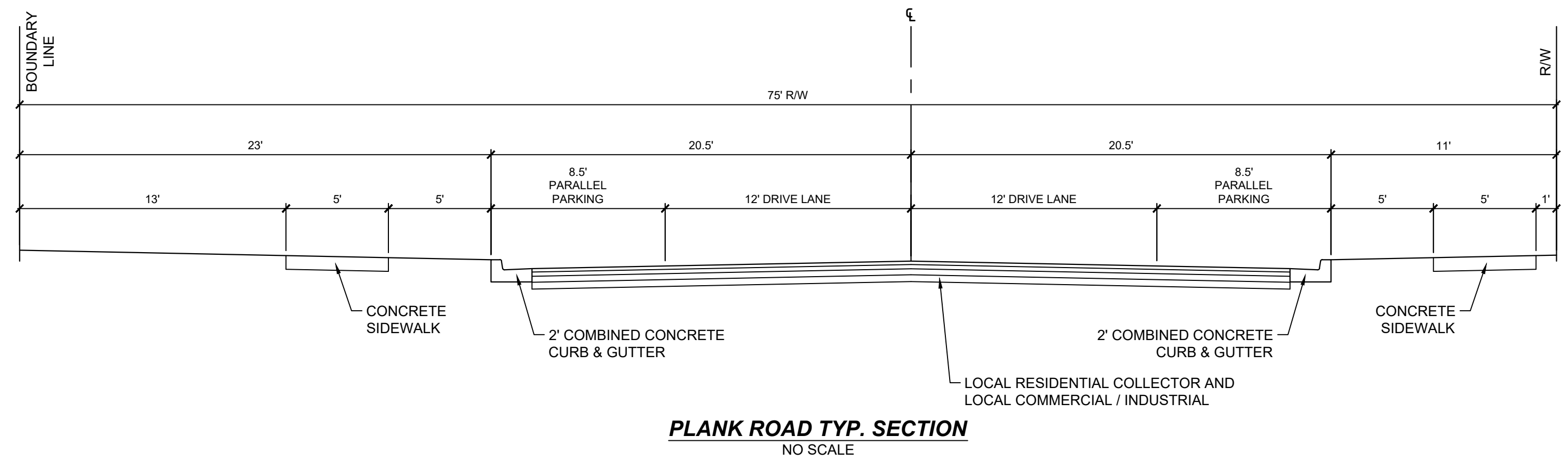
MATCH LINE, SEE SHEET C301

P:\2021\21233-B\Engineering\Cadd\Sheet Files\Primary Plat\21233B\_app\_upl.dwg, March 9, 2026, 11:28 AM





Soil Map—Hendricks County, Indiana, and Marion County, Indiana



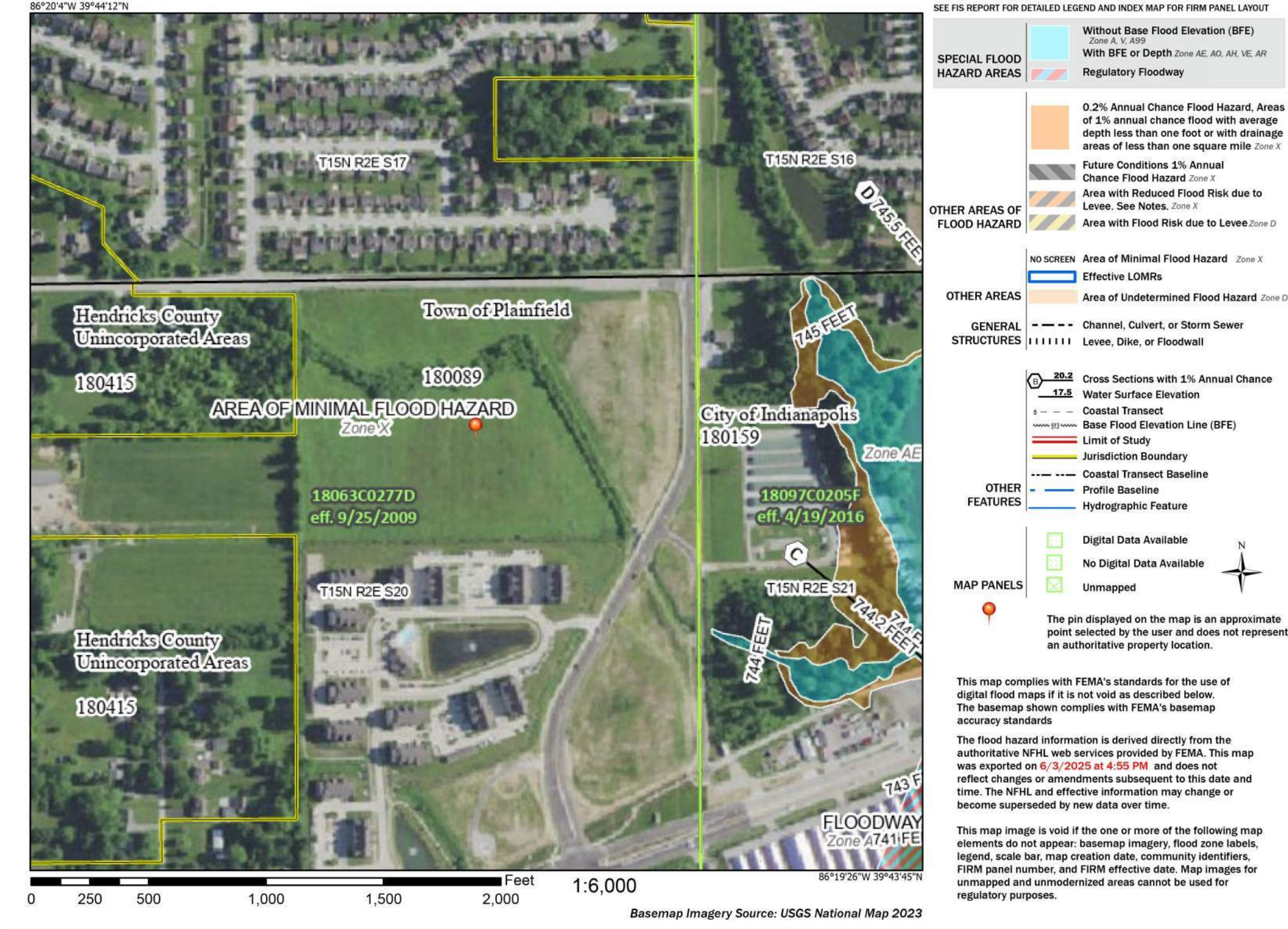
**Map Unit Legend**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CiA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	0.1	0.3%
FoA	Fox loam, 0 to 2 percent slopes	1.8	4.8%
MsB3	Miami clay loam, 2 to 6 percent slopes, severely eroded	10.5	27.2%
MsC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	1.8	4.7%
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	7.0	18.1%
YbvA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes	2.2	5.7%
YciA	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes	7.5	19.5%
YmdB3	Miami clay loam-Urban land complex, 2 to 6 percent slopes, severely eroded	3.8	9.8%
YmsB2	Miami silt loam-Urban land complex, 2 to 6 percent slopes, eroded	2.8	7.1%
YshAH	Shoals silt loam-Urban land complex, 0 to 2 percent slopes, frequently flooded, brief duration	1.0	2.5%
<b>Subtotals for Soil Survey Area</b>		<b>38.6</b>	<b>99.8%</b>
<b>Totals for Area of Interest</b>		<b>38.7</b>	<b>100.0%</b>

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FoA	Fox loam, 0 to 2 percent slopes	0.0	0.0%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	0.1	0.2%
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	0.0	0.0%
<b>Subtotals for Soil Survey Area</b>		<b>0.1</b>	<b>0.2%</b>
<b>Totals for Area of Interest</b>		<b>38.7</b>	<b>100.0%</b>

**National Flood Hazard Layer FIRMette**



DETAILS, SOIL & FIRM MAP  
THE VILLAGE AT PLANK ROAD  
WASHINGTON TOWNSHIP  
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

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