

- LEGEND**
- EXISTING**
- OHU OVERHEAD UTILITIES
 - ST STORM SEWER LINE
 - S SANITARY SEWER LINE
 - FM FORCE MAIN
 - G GAS LINE
 - X FENCE
 - FL FLOW LINE
 - GUARDRAIL
 - TREE LINE
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - FIRE DEPARTMENT CONNECTION
 - LIGHT POLE
 - ELECTRIC METER
 - UTILITY POLE
 - UTILITY GUY ANCHOR
 - ELECTRICAL BOX
 - LIGHT POLE W/ MAST ARM
 - GAS VALVE
 - STORM SEWER STRUCTURE
 - SANITARY SEWER STRUCTURE
 - LIFT STATION
 - SEWER CLEAN-OUT
 - COMMUNICATIONS MANHOLE
 - IRRIGATION VALVE
 - UTILITY VAULT
 - SIGN
 - TREE
- PROPOSED**
- STORM SEWER
 - SUB-DRAIN FINGER
 - YARD DRAIN
 - SANITARY SEWER
 - WATER MAIN
 - FDC FIRE DEPARTMENT CONNECTION LINE
 - EC ELECTRIC / COMMUNICATION LINE
 - FLOWLINE
 - SANITARY MANHOLE
 - SANITARY CLEANOUT
 - SANITARY STRUCTURE NO.
 - STORM MANHOLE
 - STORM INLET
 - STORM STRUCTURE NO.
 - FLOW DIRECTION
 - SPOT GRADE
 - TOP OF CURB / CASTING
 - BOTTOM OF CURB
 - FIRE HYDRANT
 - WATER VALVE
 - FIRE DEPARTMENT CONNECTION
 - ELECTRIC TRANSFORMER
 - YARD DRAIN INVERT
 - HP HIGH POINT
 - ME MATCH EXISTING

Project No: 21233-B
 Sheet No: C120

**OVERALL GRADING PLAN
 THE VILLAGE AT PLANK ROAD
 WASHINGTON TOWNSHIP
 PLAINFIELD, INDIANA**

NOT FOR CONSTRUCTION

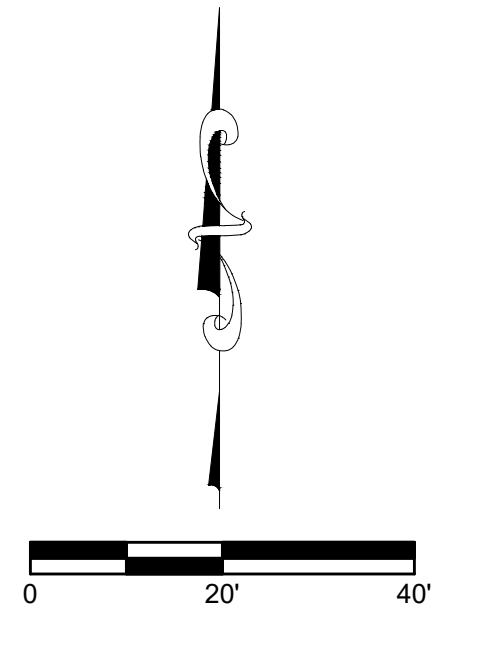
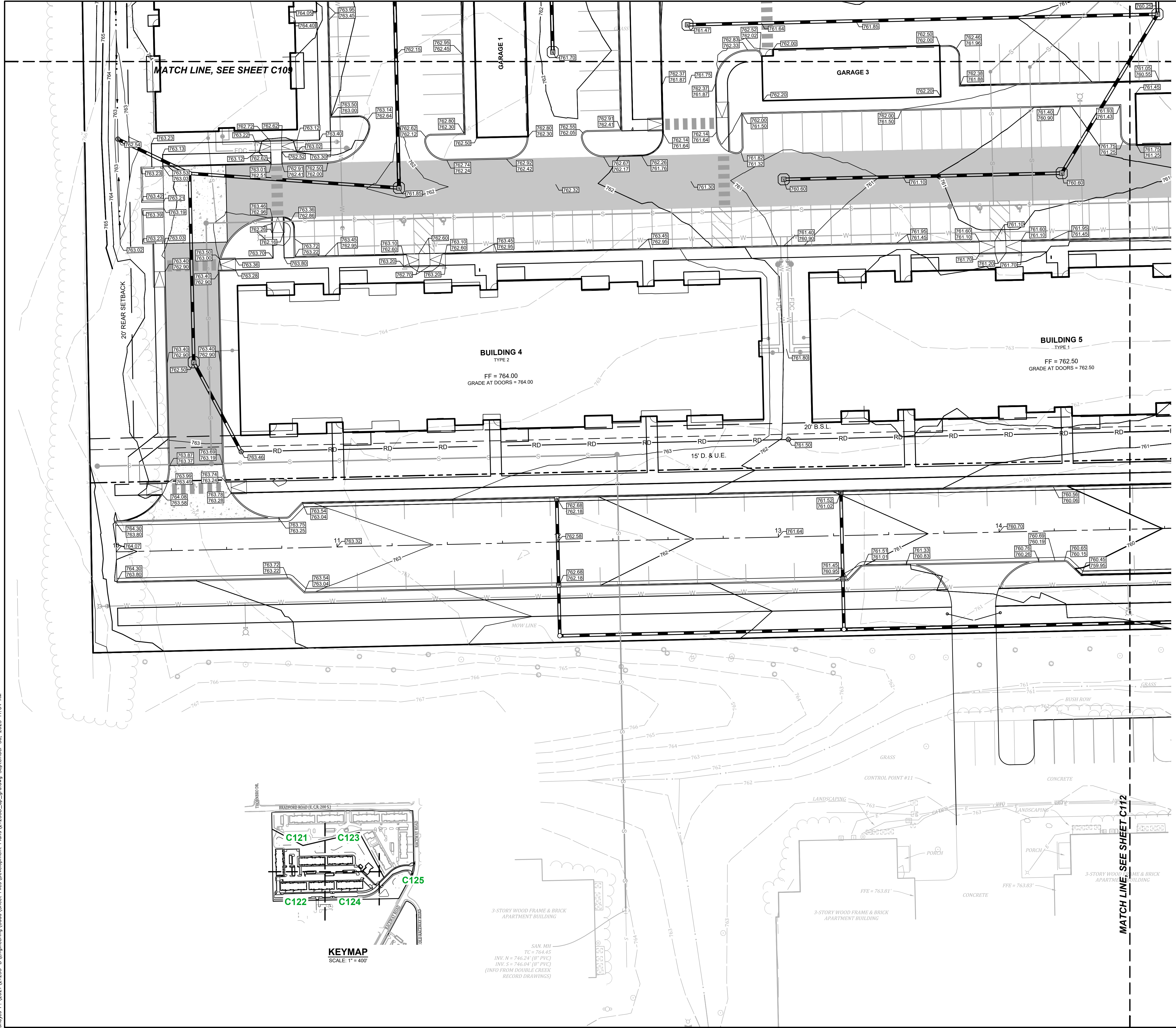
BANNING ENGINEERING
 853 COLUMBIA ROAD, SUITE #101
 PLAINFIELD, IN 46166
 BUS: (317) 707-3700 FAX: (317) 707-3800
 E-MAIL: Banning@BanningEngineering.com
 WEB: www.BanningEngineering.com

Designed: S.J.H.R.L.
 Drawn: S.J.H.
 Checked: R.R.L.
 Scale: 1"=50'
 Date: 09-30-2025

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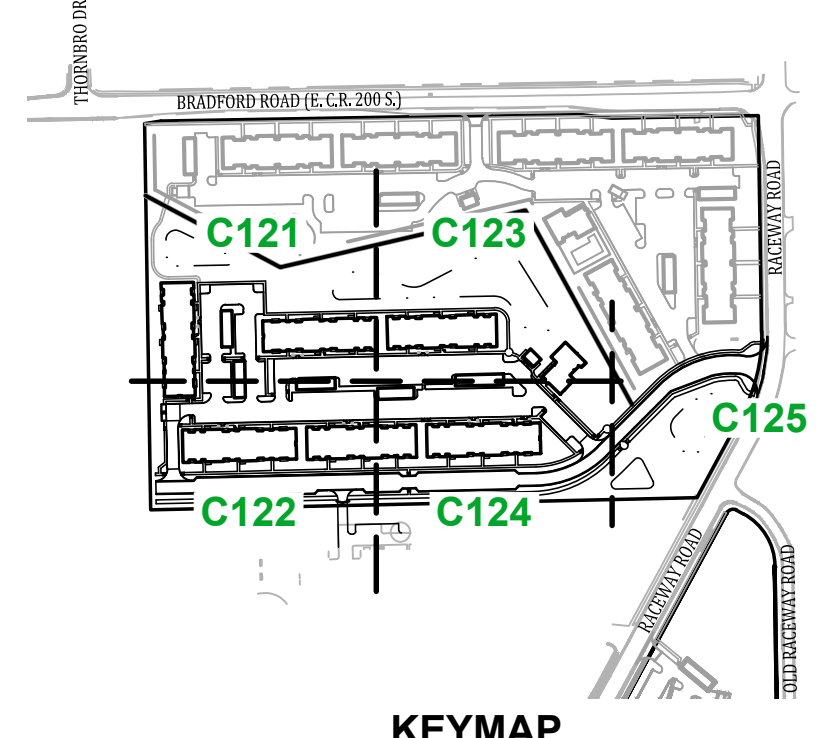


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LEGEND

- EXISTING**
- OHU OVERHEAD UTILITIES
 - ST STORM SEWER LINE
 - S SANITARY SEWER LINE
 - FM FORCE MAIN
 - G GAS LINE
 - F FENCE
 - X FENCE
 - FL FLOW LINE
 - GD GUARDRAIL
 - TL TREE LINE
 - WM WATER METER
 - WV WATER VALVE
 - FH FIRE HYDRANT
 - FD FIRE DEPARTMENT CONNECTION
 - LP LIGHT POLE
 - EM ELECTRIC METER
 - UP UTILITY POLE
 - UGA UTILITY GUY ANCHOR
 - EB ELECTRICAL BOX
 - LPW LIGHT POLE W/ MAST ARM
 - GV GAS VALVE
 - SS STORM SEWER STRUCTURE
 - SSS SANITARY SEWER STRUCTURE
 - LS LIFT STATION
 - SC SEWER CLEAN-OUT
 - CM COMMUNICATIONS MANHOLE
 - IV IRRIGATION VALVE
 - UV UTILITY VAULT
 - SIGN
 - TREE
- PROPOSED**
- SS STORM SEWER
 - SDF SUB-DRAIN FINGER
 - YD YARD DRAIN
 - S SANITARY SEWER
 - W WATER MAIN
 - FDC FIRE DEPARTMENT CONNECTION LINE
 - EC ELECTRIC / COMMUNICATION LINE
 - FL FLOWLINE
 - SM SANITARY MANHOLE
 - SCO SANITARY CLEANOUT
 - SSS SANITARY STRUCTURE NO.
 - SMH STORM MANHOLE
 - SI STORM INLET
 - SSNO STORM STRUCTURE NO.
 - FD FLOW DIRECTION
 - SG SPOT GRADE
 - TC TOP OF CURB / CASTING
 - BC BOTTOM OF CURB
 - FH FIRE HYDRANT
 - WV WATER VALVE
 - FD FIRE DEPARTMENT CONNECTION
 - ET ELECTRIC TRANSFORMER
 - YDI YARD DRAIN INVERT
 - HP HIGH POINT
 - ME MATCH EXISTING



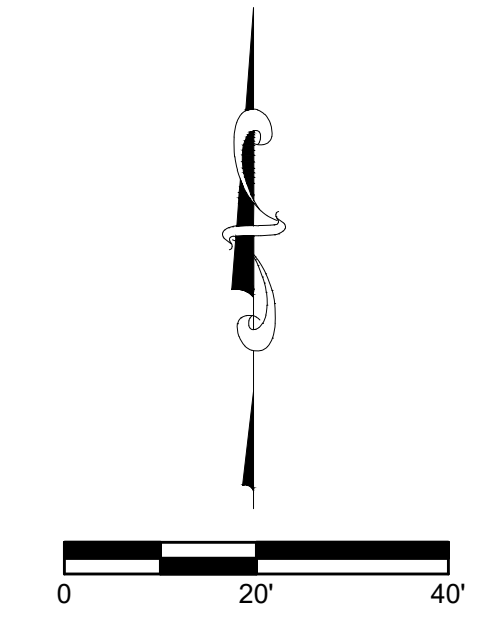
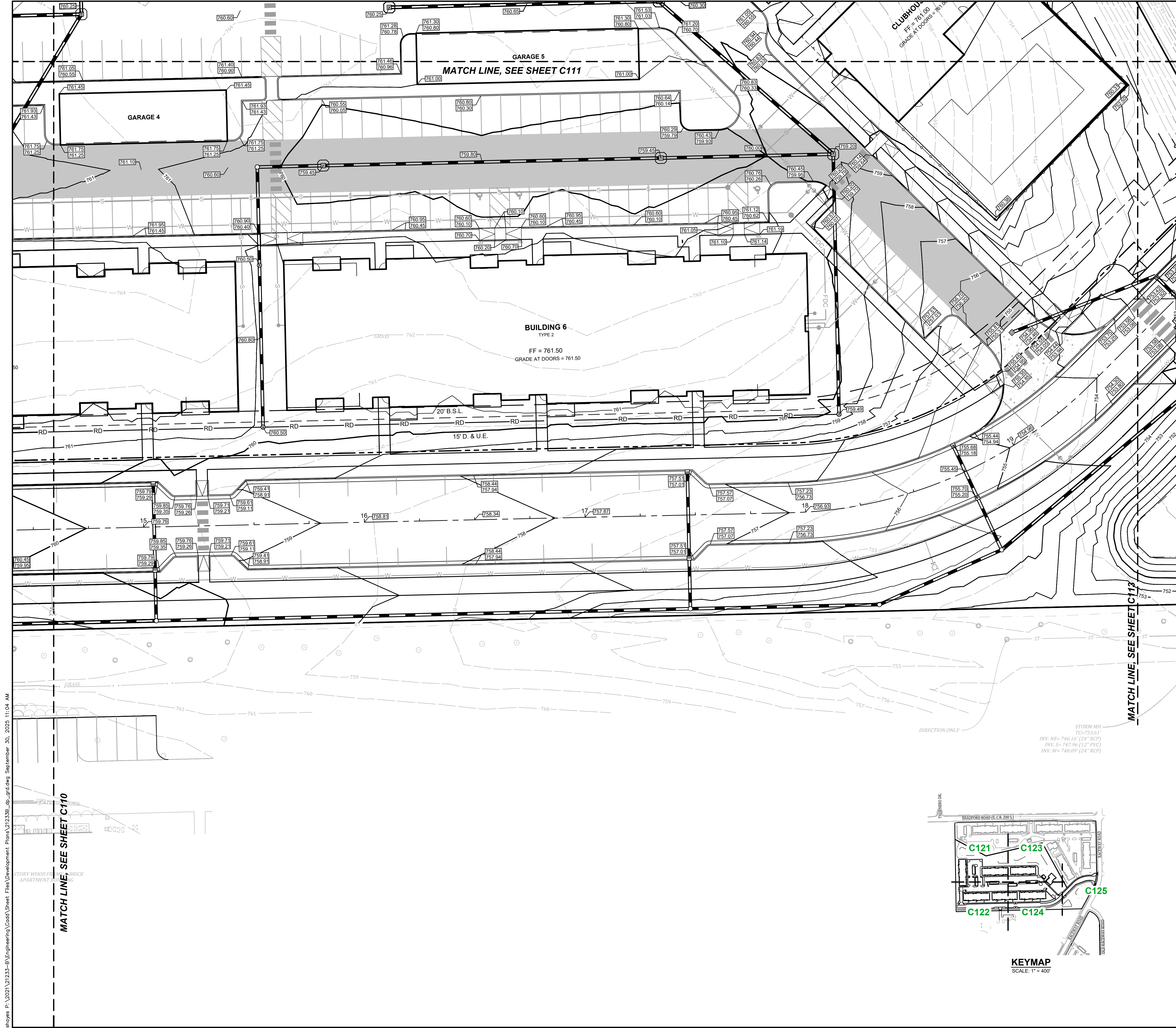
KEYMAP
SCALE: 1" = 400'

SAN. MH
TC = 764.45
INV. N = 746.24' (8" PVC)
INV. S = 746.04' (8" PVC)
(INFO FROM DOUBLE CREEK RECORD DRAWINGS)

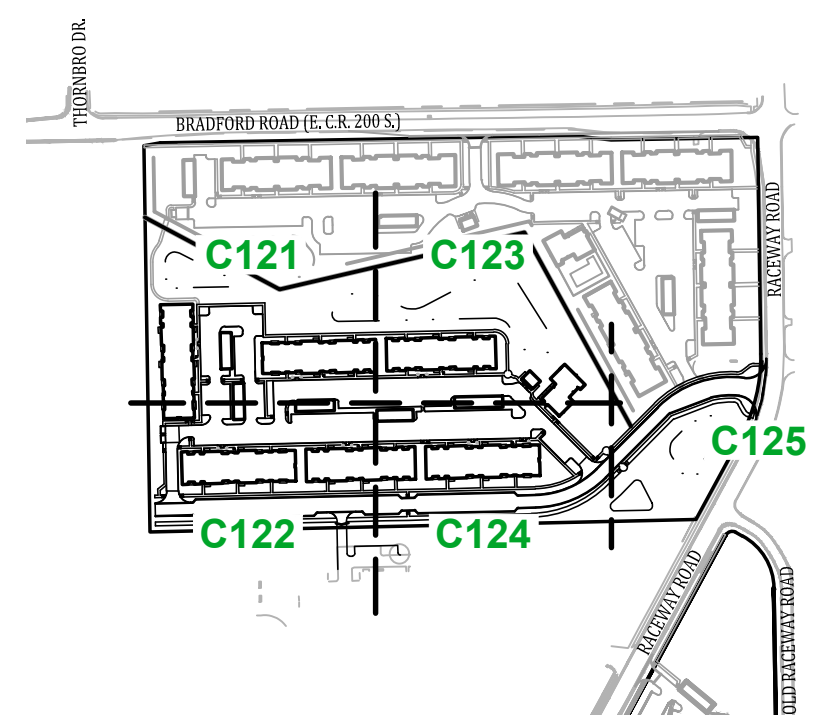
<p>Project No: 21233-B</p> <p>Sheet No: C122</p>	<p style="text-align: center;">NOT FOR CONSTRUCTION</p> <p style="text-align: center;">BANNING ENGINEERING 853 COLUMBIA ROAD, SUITE #101 PLAINFIELD, IN. 46166 BUS: (317) 707-3700 FAX: (317) 707-3800 E-MAIL: Banning@BanningEngineering.com WEB: www.BanningEngineering.com</p>
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Indiana 811
Know what's below. Call before you dig.

GRADING AND DRAINAGE PLAN
 THE VILLAGE AT PLANK ROAD
 WASHINGTON TOWNSHIP
 PLAINFIELD, INDIANA



- LEGEND**
- EXISTING**
- OHU OVERHEAD UTILITIES
 - ST STORM SEWER LINE
 - S SANITARY SEWER LINE
 - FM FORCE MAIN
 - G GAS LINE
 - X FENCE
 - FLOW LINE
 - GUARDRAIL
 - TREE LINE
 - (W) WATER METER
 - ⊥ WATER VALVE
 - ⊕ FIRE HYDRANT
 - ⊕ FIRE DEPARTMENT CONNECTION
 - ⊕ LIGHT POLE
 - ⊕ ELECTRIC METER
 - ⊕ UTILITY POLE
 - ⊕ UTILITY GUY ANCHOR
 - D ELECTRICAL BOX
 - ⊕ LIGHT POLE W/ MAST ARM
 - ⊕ GAS VALVE
 - ⊕ STORM SEWER STRUCTURE
 - ⊕ SANITARY SEWER STRUCTURE
 - ⊕ LIFT STATION
 - ⊕ SEWER CLEAN-OUT
 - ⊕ COMMUNICATIONS MANHOLE
 - ⊕ IRRIGATION VALVE
 - ⊕ UTILITY VAULT
 - 4 SIGN
 - ⊕ TREE
- PROPOSED**
- STORM SEWER
 - SUB-DRAIN FINGER
 - YD YARD DRAIN
 - S SANITARY SEWER
 - W WATER MAIN
 - FDC FIRE DEPARTMENT CONNECTION LINE
 - E/C ELECTRIC / COMMUNICATION LINE
 - FLOWLINE
 - SANITARY MANHOLE
 - C.O. SANITARY CLEANOUT
 - ⊕ SANITARY STRUCTURE NO.
 - ⊕ STORM MANHOLE
 - ⊕ STORM INLET
 - ⊕ STORM STRUCTURE NO.
 - FLOW DIRECTION
 - 100.00 SPOT GRADE
 - 100.50 TOP OF CURB / CASTING
 - 100.00 BOTTOM OF CURB
 - ⊕ FIRE HYDRANT
 - ⊕ WATER VALVE
 - ⊕ FIRE DEPARTMENT CONNECTION
 - ⊕ ELECTRIC TRANSFORMER
 - ⊕ YARD DRAIN INVERT
 - HP HIGH POINT
 - ME MATCH EXISTING



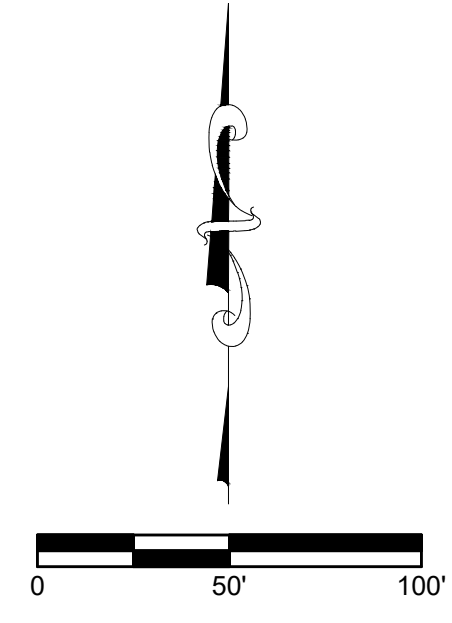
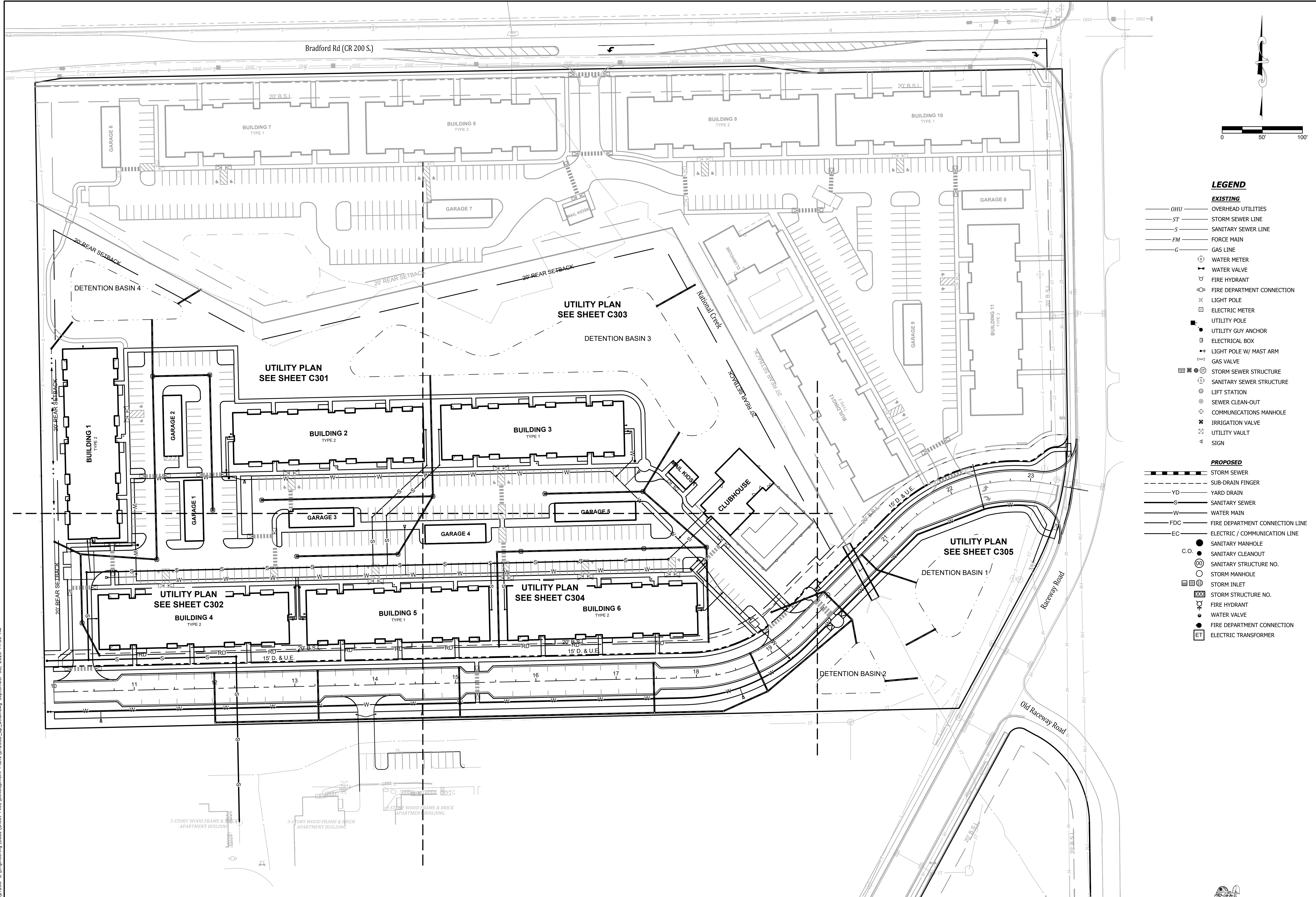
KEYMAP
SCALE: 1" = 400'

<p>Revisions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 5%;">No.</th> <th style="width: 45%;">Description</th> <th style="width: 50%;">Date</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	Description	Date				<p>Designed: S.J.H.R.L.</p> <p>Drawn: S.J.H.</p> <p>Checked: R.L.</p> <p>Scale: 1"=20'</p> <p>Date: 09-30-2025</p>
No.	Description	Date					
<p>GRADING AND DRAINAGE PLAN THE VILLAGE AT PLANK ROAD WASHINGTON TOWNSHIP PLAINFIELD, INDIANA</p>							
<p>NOT FOR CONSTRUCTION</p>							
<p>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>							
<p>Project No: 21233-B</p> <p>Sheet No: C124</p>							



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- LEGEND**
- EXISTING**
- OHU OVERHEAD UTILITIES
 - ST STORM SEWER LINE
 - S SANITARY SEWER LINE
 - FM FORCE MAIN
 - G GAS LINE
 - WATER METER
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 - UTILITY GUY ANCHOR
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 - STORM SEWER STRUCTURE
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 - SIGN
- PROPOSED**
- STORM SEWER
 - SUB-DRAIN FINGER
 - YD YARD DRAIN
 - S SANITARY SEWER
 - W WATER MAIN
 - FDC FIRE DEPARTMENT CONNECTION LINE
 - EC ELECTRIC / COMMUNICATION LINE
 - C.O. SANITARY MANHOLE
 - SANITARY CLEANOUT
 - SANITARY STRUCTURE NO.
 - STORM MANHOLE
 - STORM INLET
 - STORM STRUCTURE NO.
 - FIRE HYDRANT
 - WATER VALVE
 - FIRE DEPARTMENT CONNECTION
 - ELECTRIC TRANSFORMER

Revisions		Date			
Sym.	S.H/R/L	S.J/H	R/L	1"=50'	Date
Designed:	Drawn:	Checked:	Scale:	1"=50'	Date:
					09-30-2025

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

NOT FOR
 CONSTRUCTION

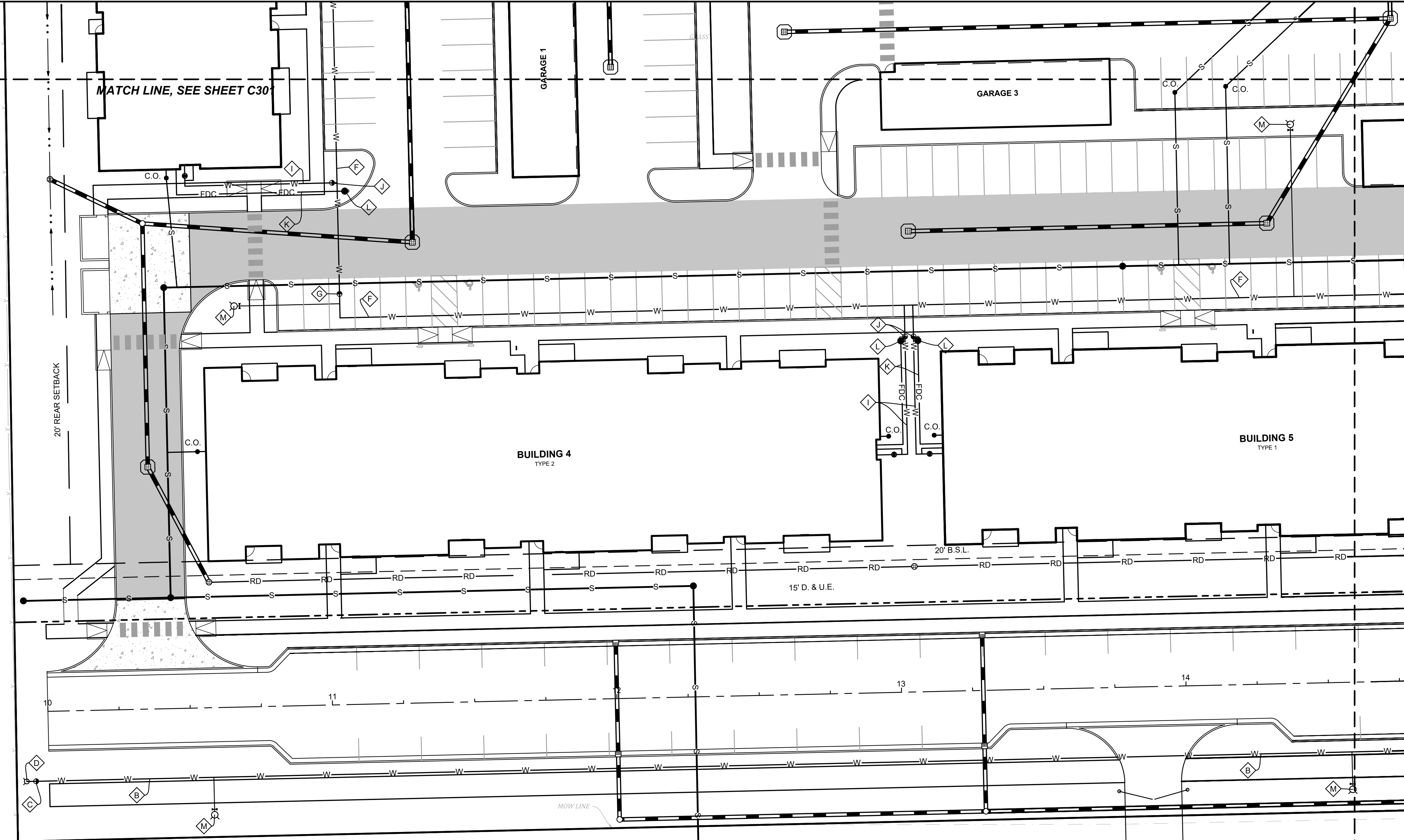
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Project No: 21233-B
 Sheet No: C300

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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: P:\2021\21233-B\Engineering\Cadd\Sheet\Files\Development\Plans\21233B_dp_ut.dwg, September 30, 2025 11:05 AM



LEGEND

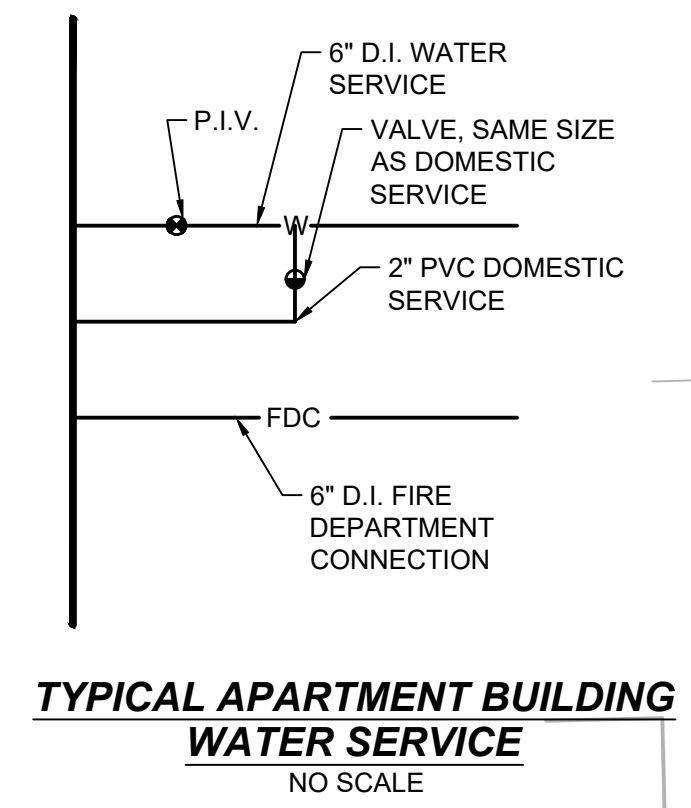
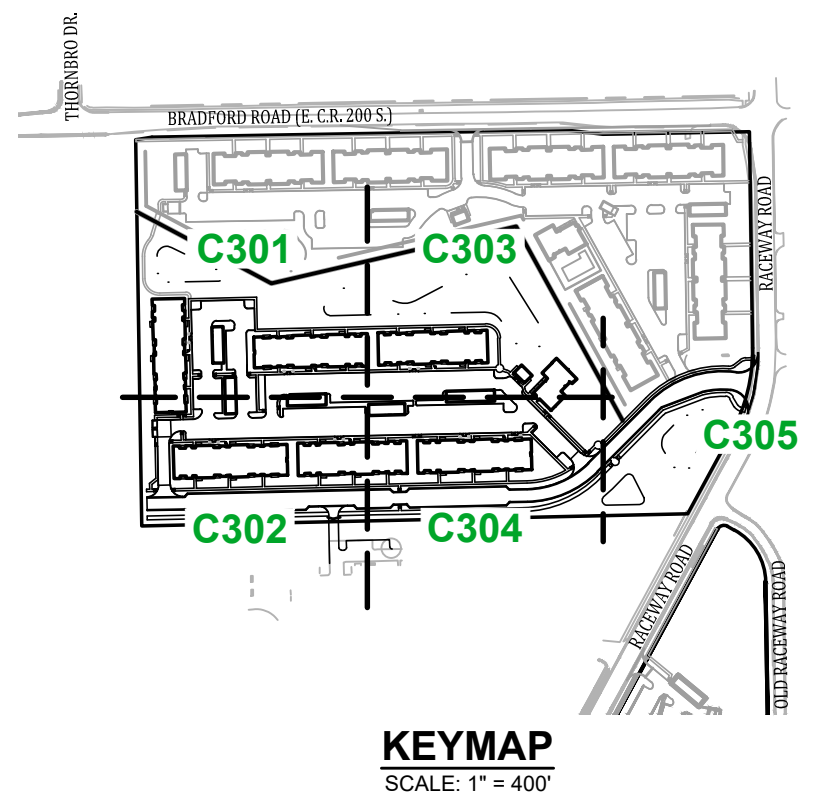
EXISTING

- OHU OVERHEAD UTILITIES
- ST STORM SEWER LINE
- S SANITARY SEWER LINE
- FM FORCE MAIN
- G GAS LINE
- W WATER METER
- V WATER VALVE
- FH FIRE HYDRANT
- FC FIRE DEPARTMENT CONNECTION
- LP LIGHT POLE
- EM ELECTRIC METER
- UP UTILITY POLE
- UGA UTILITY GUY ANCHOR
- EB ELECTRICAL BOX
- LPM LIGHT POLE W/ MAST ARM
- GV GAS VALVE
- SSS STORM SEWER STRUCTURE
- SSS SANITARY SEWER STRUCTURE
- LS LIFT STATION
- SCO SEWER CLEAN-OUT
- CM COMMUNICATIONS MANHOLE
- IV IRRIGATION VALVE
- UV UTILITY VAULT

PROPOSED

- SSS STORM SEWER
- SDF SUB-DRAIN FINGER
- YD YARD DRAIN
- S SANITARY SEWER
- W WATER MAIN
- FDC FIRE DEPARTMENT CONNECTION LINE
- EC ELECTRIC / COMMUNICATION LINE
- SM SANITARY MANHOLE
- SCO SANITARY CLEANOUT
- SSS SANITARY STRUCTURE NO.
- SMH STORM MANHOLE
- SI STORM INLET
- SSS STORM STRUCTURE NO.
- FH FIRE HYDRANT
- WV WATER VALVE
- FC FIRE DEPARTMENT CONNECTION
- ET ELECTRIC TRANSFORMER

- UTILITY PLAN NOTES**
- A CONNECT TO EXISTING 12" WATER MAIN
 - B 12" D.I. WATER MAIN
 - C 12" VALVE
 - D TEMPORARY DEAD-END WATER MAIN TERMINATION, SEE DETAIL DS-W05 ON SHEET 14 OF 29 OF THE TOWN OF PLAINFIELD STANDARDS
 - E 8" TAPPING VALVE & SLEEVE PER DETAIL DS-W01 ON SHEET 14 OF 29 OF THE PLAINFIELD STANDARDS
 - F 8" D.I. WATER MAIN
 - G 8" VALVE
 - H WATER METER VAULT, SEE DETAIL DS-W02 ON SHEET 14 OF 29 OF THE TOWN OF PLAINFIELD STANDARDS
 - I 6" D.I. WATER SERVICE
 - J 6" VALVE
 - K 6" D.I. FIRE DEPARTMENT CONNECTION LINE
 - L FIRE DEPARTMENT CONNECTION PER TOWN OF PLAINFIELD STANDARDS
 - M FIRE HYDRANT, SEE DETAIL ON SHEET 13 OF 29 OF THE TOWN OF PLAINFIELD STANDARDS
 - N 1 1/2" HDPE WATER SERVICE
 - O 1 1/2" TAPPING VALVE AND SLEEVE
 - P EXISTING FIRE HYDRANT
 - R ELECTRIC / COMMUNICATIONS LINE, VERIFY WITH UTILITY
 - S ELECTRIC TRANSFORMERS, VERIFY WITH UTILITY
 - T ELECTRIC METERS
 - V GAS SERVICE, VERIFY WITH UTILITY



3-STORY WOOD FRAME & BRICK APARTMENT BUILDING

SAN. MH
TC = 764.45
INV. N = 746.24' (8" PVC)
INV. S = 746.04' (8" PVC)
(INFO FROM DOUBLE CREEK RECORD DRAWINGS)

MATCH LINE SEE SHEET C304

Project No: 21233-B
Sheet No: C302

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

NOT FOR CONSTRUCTION

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46166
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E-MAIL: Banning@BanningEngineering.com
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