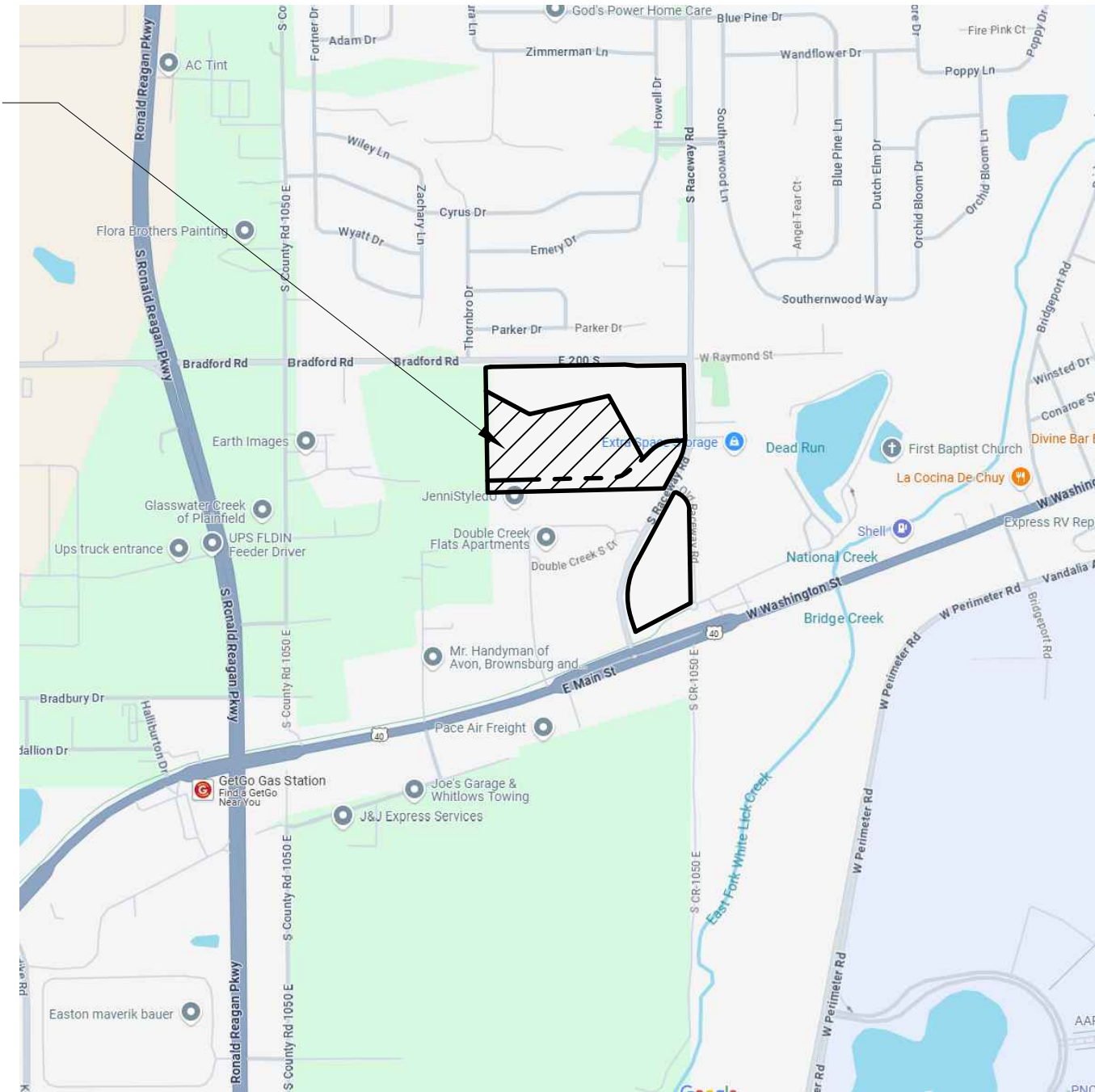


# THE VILLAGE AT PLANK ROAD

NW 1/4, SEC. 20-T15N-R2E, HENDRICKS COUNTY, WASHINGTON TOWNSHIP, PLAINFIELD, INDIANA

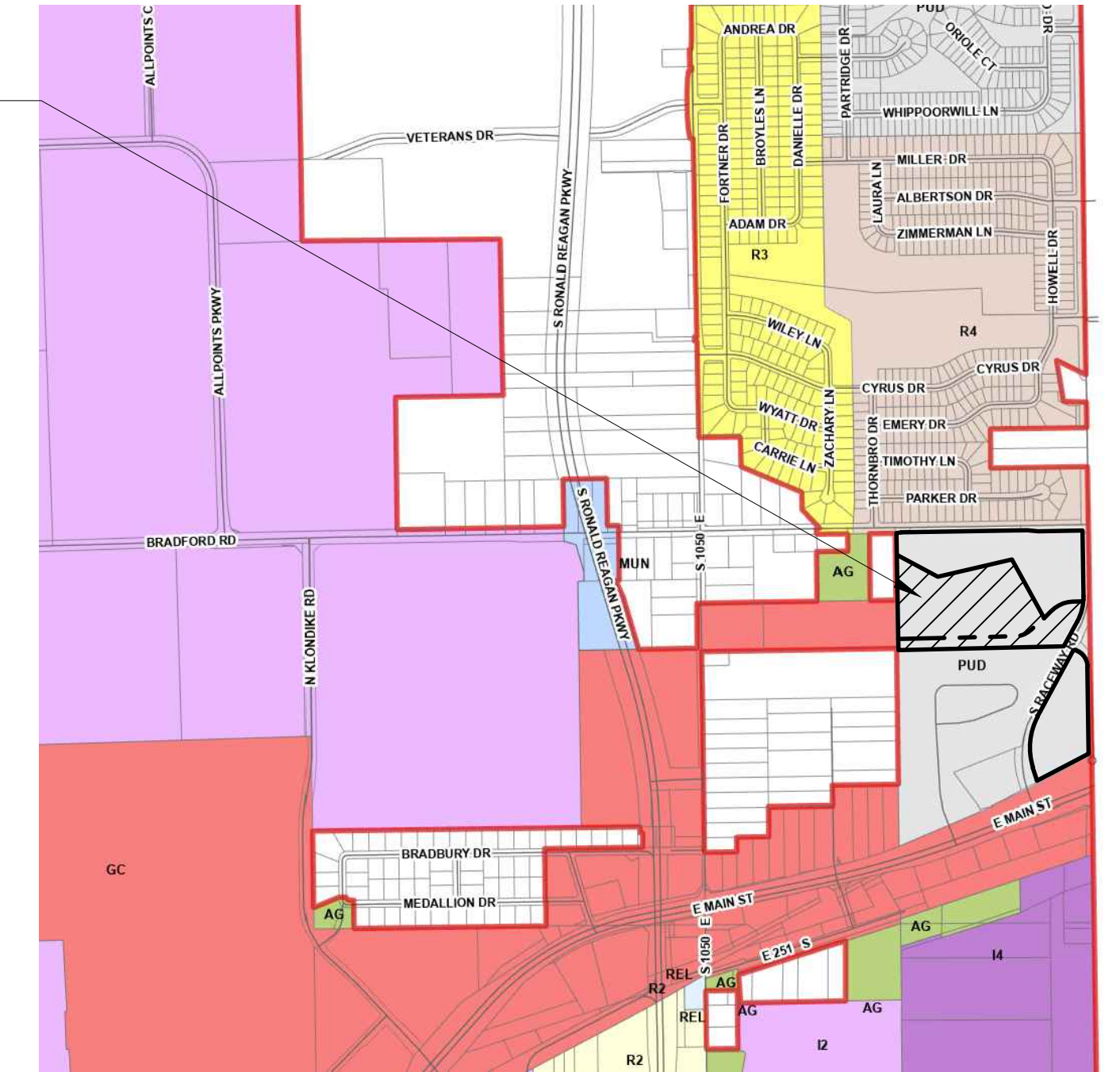
PROJECT ADDRESS  
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PROJECT LOCATION



VICINITY MAP  
NO SCALE

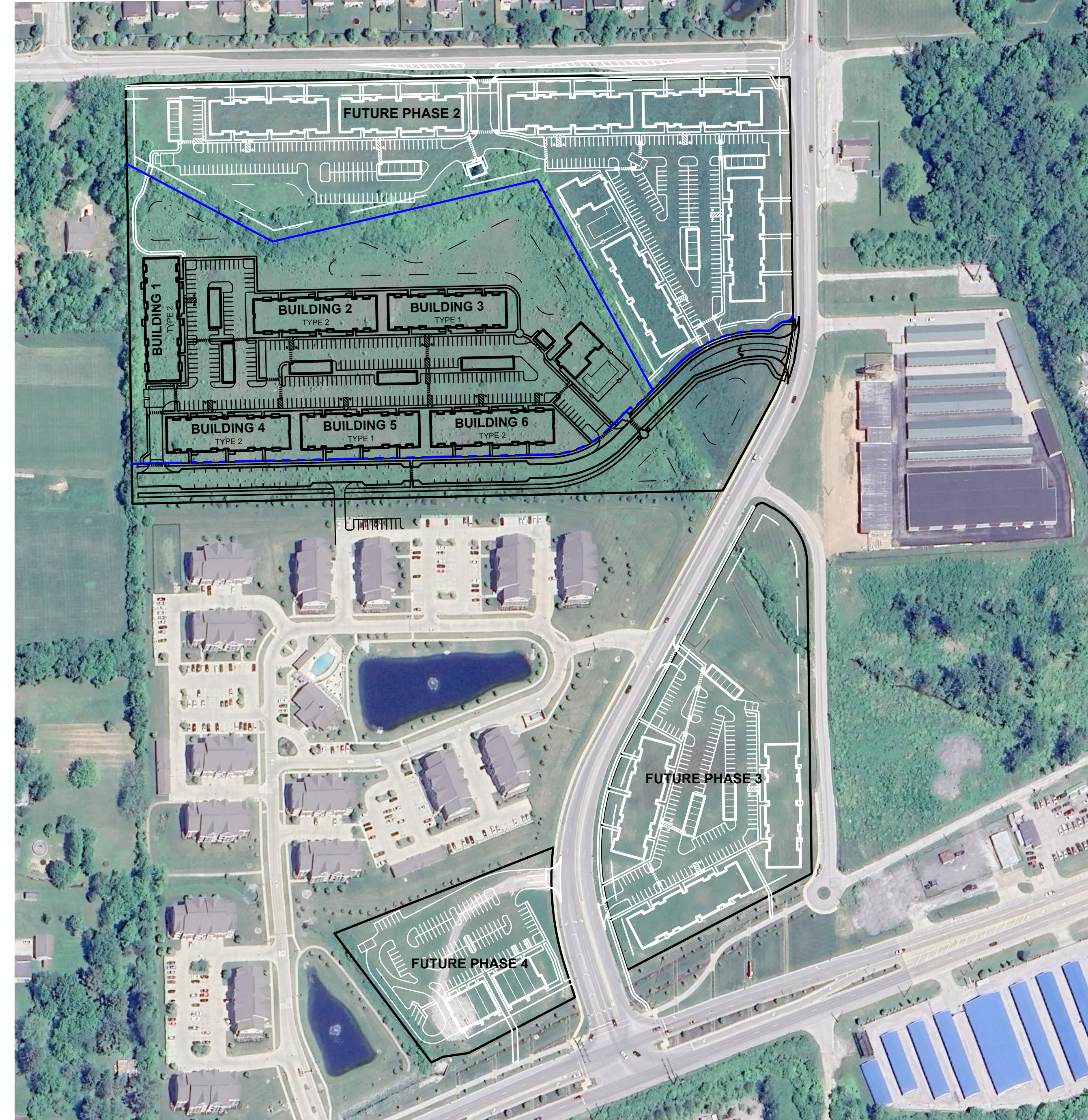
PROJECT LOCATION



LOCATION MAP  
NO SCALE

### OPERATING AUTHORITIES

<b>GAS</b> CenterPoint Energy 2345 E. Main Street Danville, IN, 46122 800-227-1376	<b>CABLE TELEVISION</b> Brighthouse Networks 3030 Roosevelt Ave. Indianapolis IN, 46218 317-710-2627	<b>WATER</b> Plainfield DPW 986 S. Center Street Plainfield, IN, 46168 317-839-3490
<b>ELECTRIC</b> AES Indiana 2102 N. Illinois St. Indianapolis, IN 46202 317-861-8222	<b>STORM</b> Town of Plainfield 206 W. Main St. Plainfield, IN, 46168 317-839-2561	<b>TELEPHONE</b> AT&T 240 North Meridian Street Indianapolis, IN, 46204 317-722-2299
<b>SANITARY</b> Plainfield DPW 986 S. Center St. Plainfield, IN, 46168 317-839-3490	<b>FIRE DEPARTMENT</b> Plainfield Fire Department 4010 Clarks Creek Rd. Plainfield, IN, 46168 317-839-6939	<b>SCHOOL DISTRICT</b> Avon Community School Corporation 7203 E. US Hwy 36 Avon, IN, 46123 317-544-6000



SITE MAP  
SCALE: 1" = 150'

### SHEET INDEX

SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	OVERALL EXISTING TOPOGRAPHY
C102-C106	EXISTING TOPOGRAPHY
C107	OVERALL SITE DEVELOPMENT PLAN
C108	OVERALL PLAN - PHASE 1
C109-C113	SITE LAYOUT PLAN
C120	OVERALL GRADING PLAN
C121-C125	GRADING AND DRAINAGE PLAN
C300	OVERALL UTILITY PLAN
C301-C305	UTILITY PLAN
L100-L104	LANDSCAPE PLAN
	PHOTOMETRIC PLAN

### REVISIONS

NUMBER	DESCRIPTION	DATE
	REVISED PER TOWN OF PLAINFIELD COMMENTS	08-14-2025



PLANS PREPARED FOR:  
BLACKLINE STUDIO  
1043 VIRGINIA AVE., STUDIO 208  
INDIANAPOLIS, IN 46203  
PHONE: 317-803-7900, EX. 704  
CONTACT: CRAIG McCORMICK  
EMAIL: mccormick@blacklinestudio.net

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: RYAN LINDLEY  
EMAIL: rlindley@banning-eng.com

### CONSTRUCTION DOCUMENTS

PROJECT MANAGER: \_\_\_\_\_ DATE: \_\_\_\_\_  
THESE PLANS ARE NOT TO BE CONSIDERED FINAL OR TO BE UTILIZED FOR CONSTRUCTION UNLESS SIGNED AND DATED BY THE APPROPRIATE BANNING ENGINEERING PROJECT MANAGER.  
THESE PLANS ARE NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

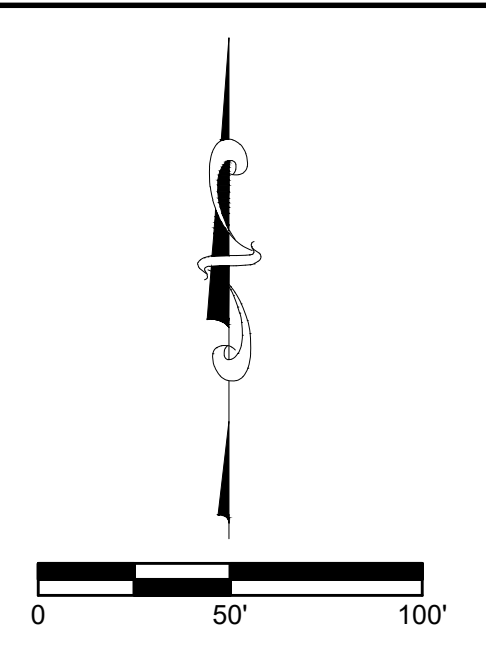
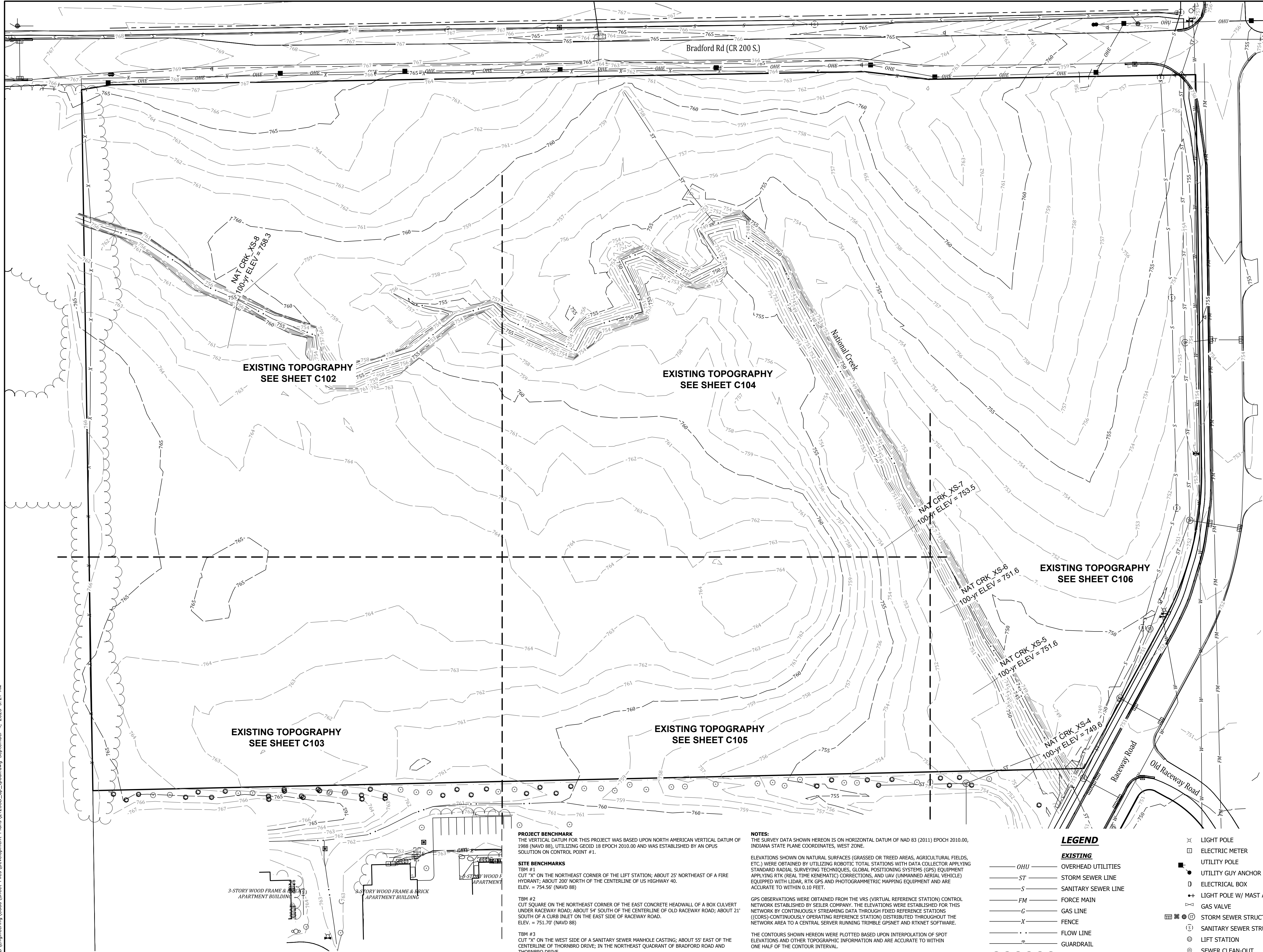
**NOT FOR CONSTRUCTION**

CERTIFIED BY: \_\_\_\_\_

Date: 07-25-2025  
Project No: 21233-B  
Sheet No:  
**C100**



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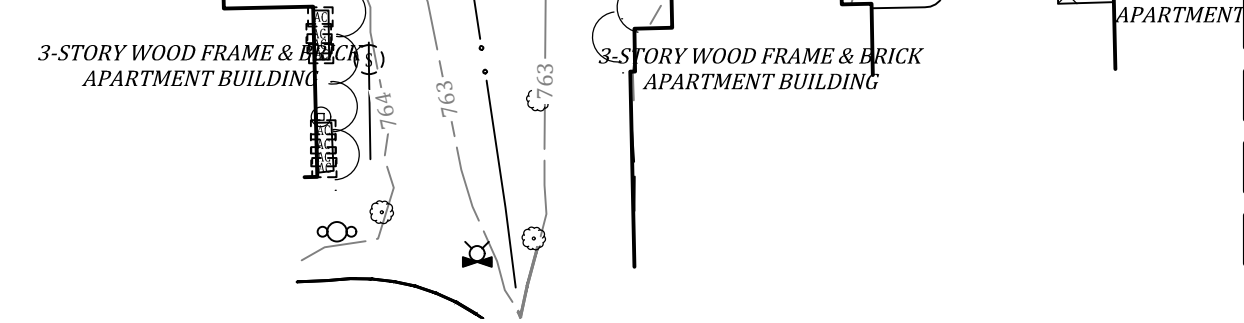
EXISTING TOPOGRAPHY  
SEE SHEET C102

EXISTING TOPOGRAPHY  
SEE SHEET C104

EXISTING TOPOGRAPHY  
SEE SHEET C106

EXISTING TOPOGRAPHY  
SEE SHEET C103

EXISTING TOPOGRAPHY  
SEE SHEET C105



**PROJECT BENCHMARK**  
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**SITE BENCHMARKS**  
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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)

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6	1634795.493	3164122.361	765.91	CUT "X"

**LEGEND**

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- OHU — OVERHEAD UTILITIES
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  - S — SANITARY SEWER LINE
  - FM — FORCE MAIN
  - G — GAS LINE
  - X — FENCE
  - — FLOW LINE
  - — GUARDRAIL
  - — TREE LINE
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  - ⊙ FIRE DEPARTMENT CONNECTION
  - ⊗ LIGHT POLE
  - ⊞ ELECTRIC METER
  - ⊡ UTILITY POLE
  - ⊙ UTILITY GUY ANCHOR
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  - ⊞ LIFT STATION
  - ⊞ SEWER CLEAN-OUT
  - ⊞ COMMUNICATIONS MANHOLE
  - ⊞ IRRIGATION VALVE
  - ⊞ UTILITY VAULT
  - ⊞ SIGN
  - ⊞ TREE

Date: 08-14-2025

Revisions: REVISED PER TOWN OF PLAINFIELD COMMENTS

Sym.	Designated:	Drawn:	Checked:	Scale:	Date:
	SJH/REL	SJH	REL	1"=50'	07-25-2025

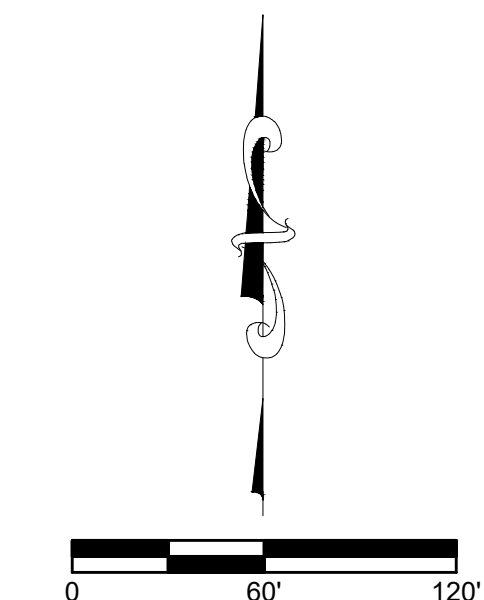
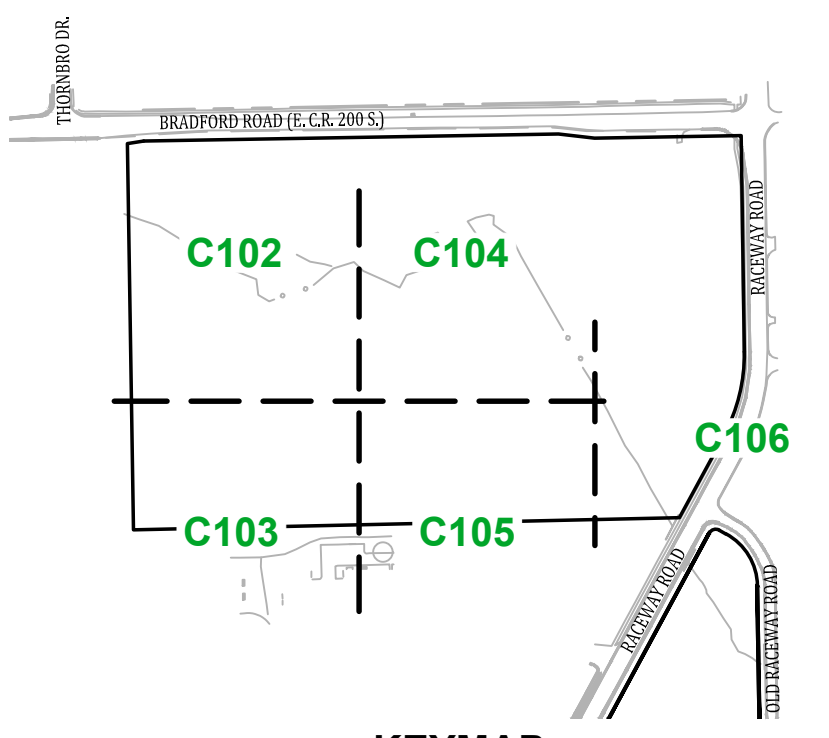
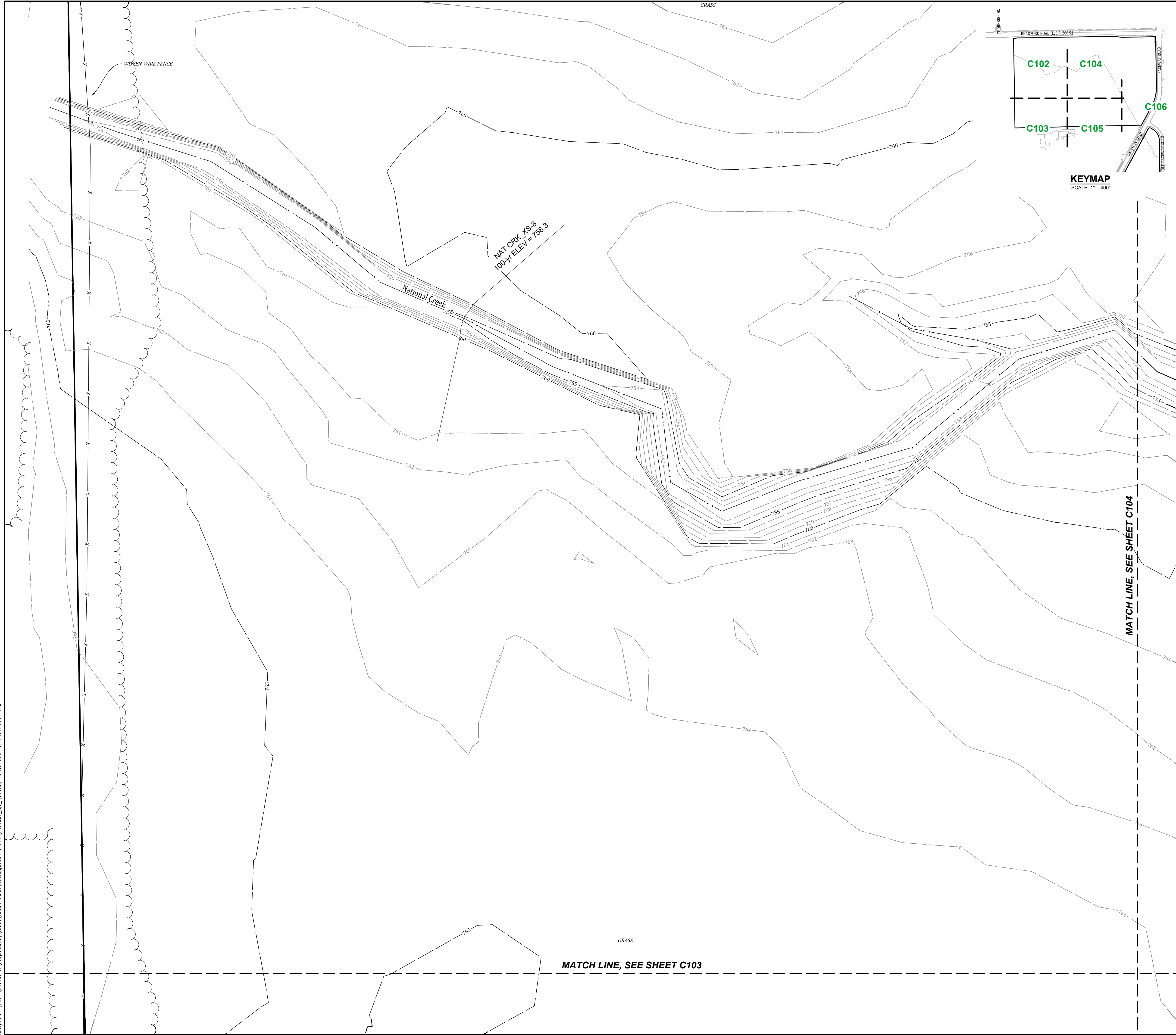
OVERALL EXISTING TOPOGRAPHY  
THE VILLAGE AT PLANK ROAD  
WASHINGTON TOWNSHIP  
PLAINFIELD, INDIANA

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



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G GAS LINE  
X FENCE  
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  
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STORM SEWER STRUCTURE  
SANITARY SEWER STRUCTURE  
LIFT STATION  
SEWER CLEAN-OUT  
COMMUNICATIONS MANHOLE  
IRRIGATION VALVE  
UTILITY VAULT  
SIGN  
TREE

Date	Revisions
08-14-2025	REVISED PER TOWN OF PLAINFIELD COMMENTS

Designed: S.J.H.R.R.L.  
Drawn: S.J.H.  
Checked: R.R.L.  
Scale: 1"=60'  
Date: 07-25-2025

EXISTING TOPOGRAPHY  
THE VILLAGE AT PLANK ROAD  
WASHINGTON TOWNSHIP  
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

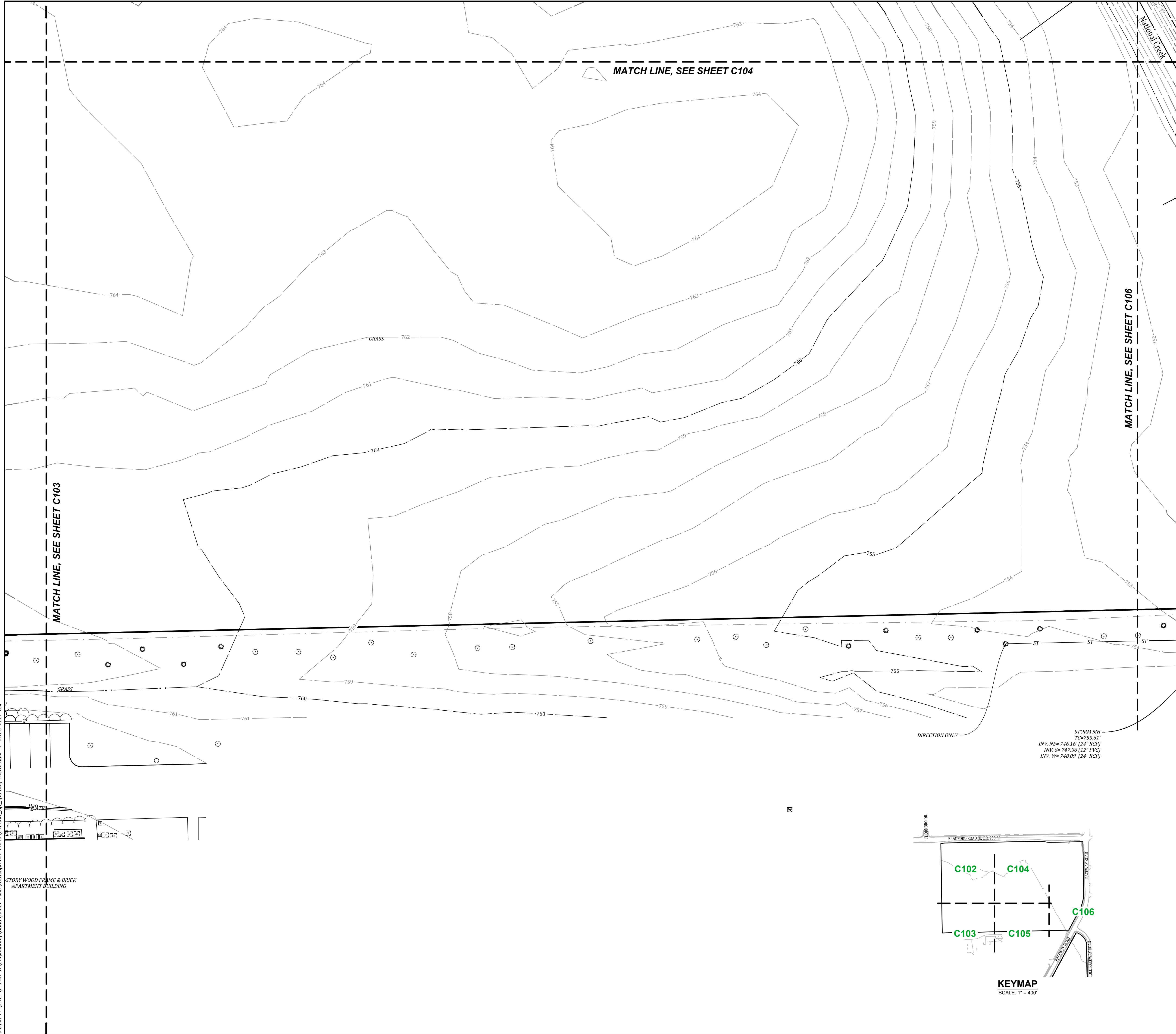






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STORY WOOD FRAME & BRICK APARTMENT BUILDING

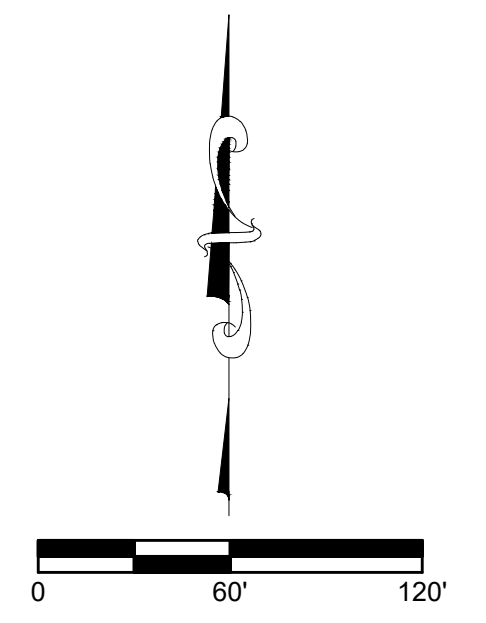


MATCH LINE, SEE SHEET C104

MATCH LINE, SEE SHEET C103

MATCH LINE, SEE SHEET C106

National Creek



**PROJECT BENCHMARK**  
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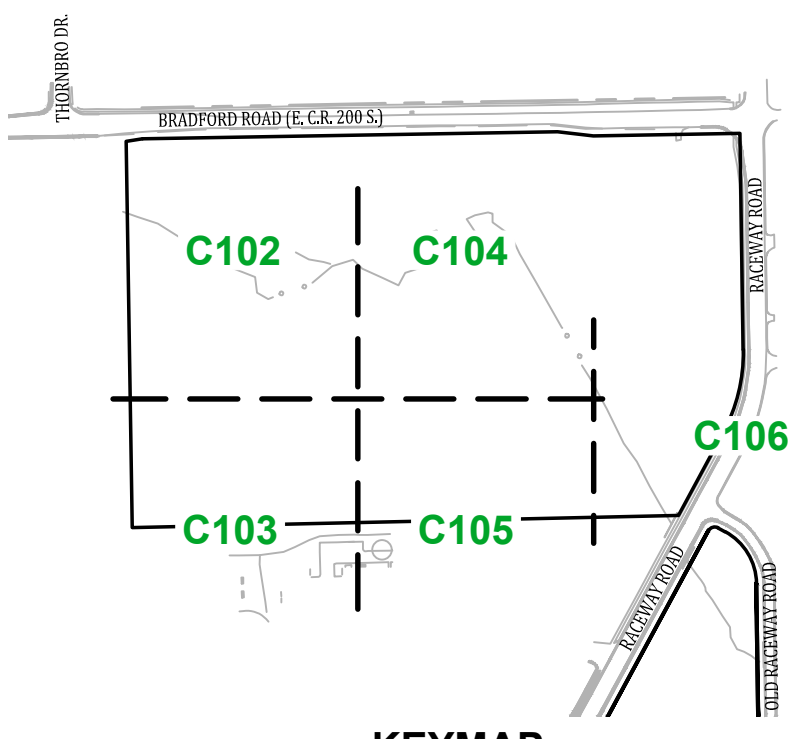
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  - 4 SIGN
  - ⊕ TREE

STORM MH  
 TC=753.61'  
 INV. NE= 746.16' (24" RCP)  
 INV. S= 747.96' (12" PVC)  
 INV. W= 748.09' (24" RCP)



**KEYMAP**  
 SCALE: 1" = 400'

Date	Revisions
08-14-2025	
	REVISED PER TOWN OF PLAINFIELD COMMENTS

Sym.	Designed:	Drawn:	Checked:	Scale:	Date:
	SJH/REL	SJH	REL	1"=60'	07-25-2025

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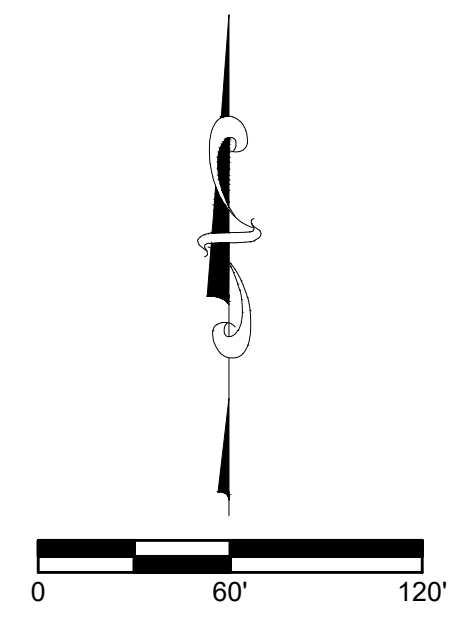
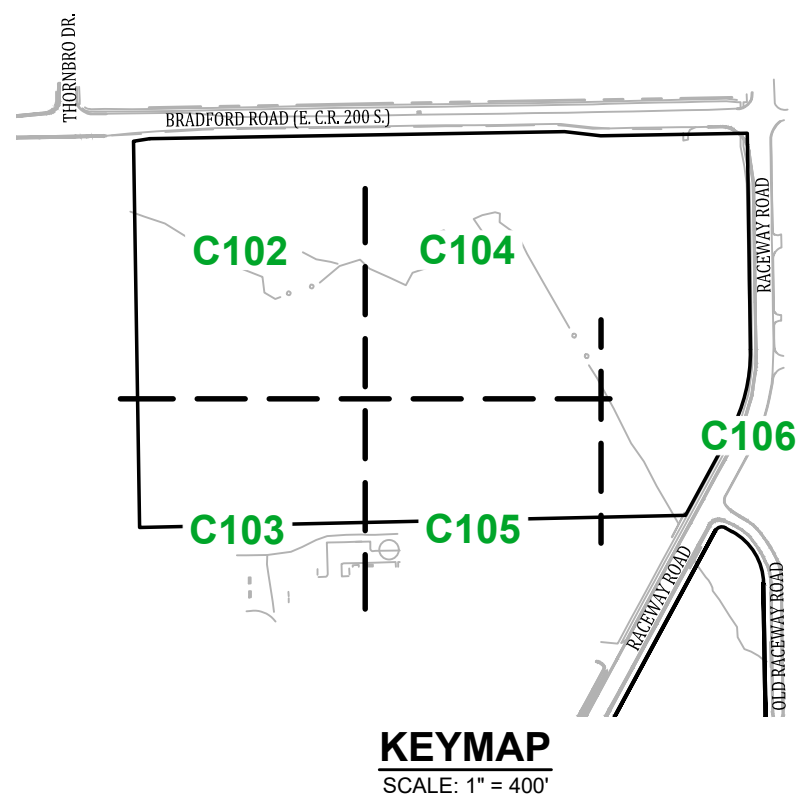
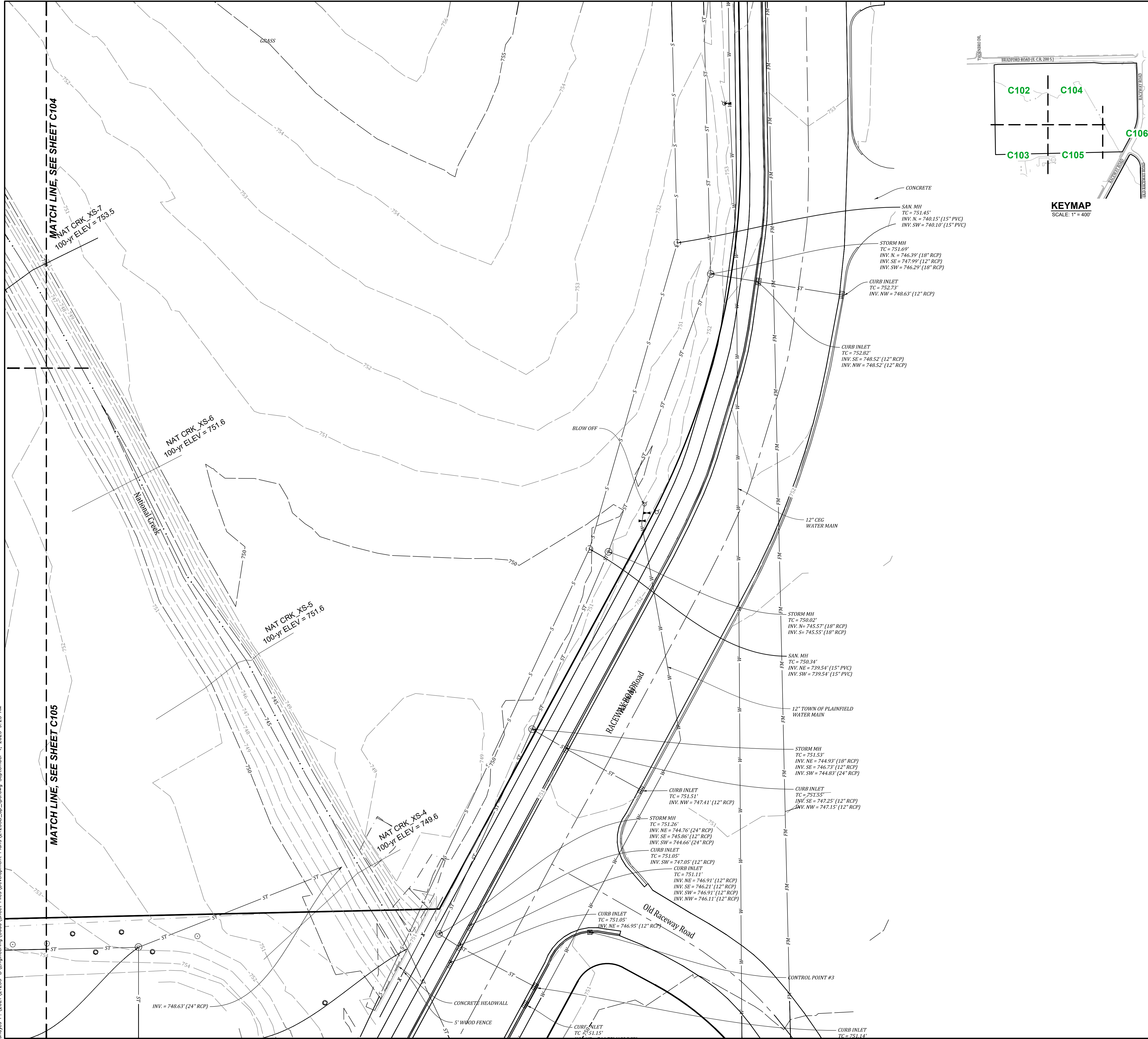
NOT FOR  
 CONSTRUCTION

**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-B  
 Sheet No:



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  - — 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
  - 4 SIGN
  - ⊕ TREE

Date	Revisions
08-14-2025	REVISED PER TOWN OF PLAINFIELD COMMENTS

Designed: S.J.H.R.L.  
Drawn: S.J.H.  
Checked: R.R.L.  
Scale: 1"=60'  
Date: 07-25-2025

EXISTING TOPOGRAPHY  
THE VILLAGE AT PLANK ROAD  
WASHINGTON TOWNSHIP  
PLAINFIELD, INDIANA

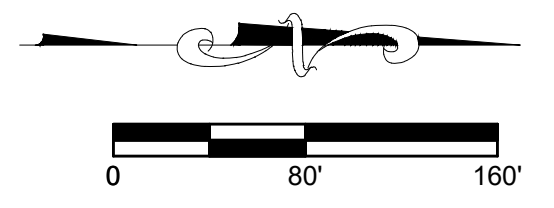
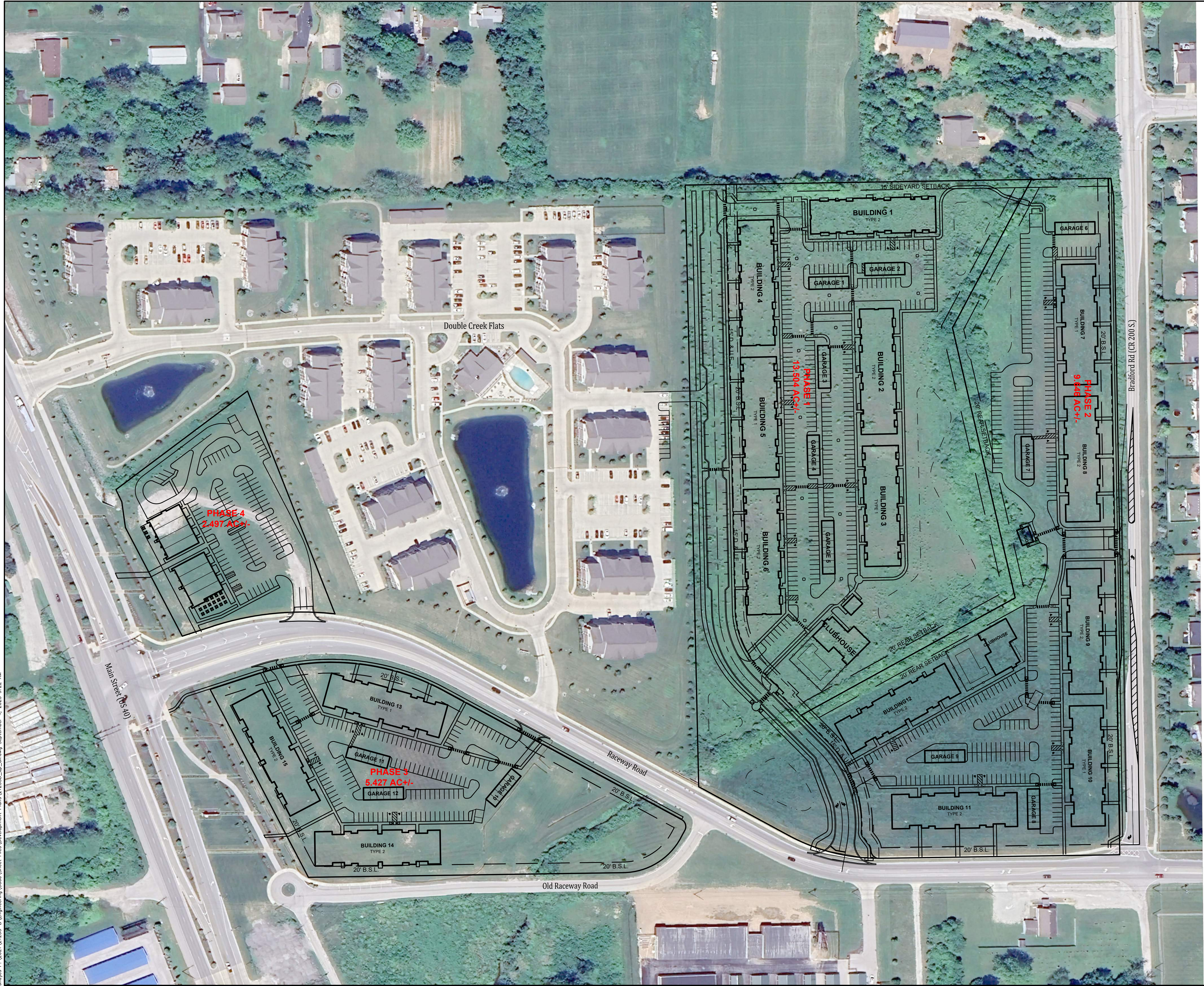
NOT FOR CONSTRUCTION

**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-B  
Sheet No:



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Date	08-14-2025
Revisions	
DESIGNED PER TOWN OF PLAINFIELD COMMENTS	
Sym.	
Designed: SJH/RRL	
Drawn: SJH	
Checked: RRL	
Scale: 1"=80'	
Date: 07-25-2025	

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

**NOT FOR CONSTRUCTION**

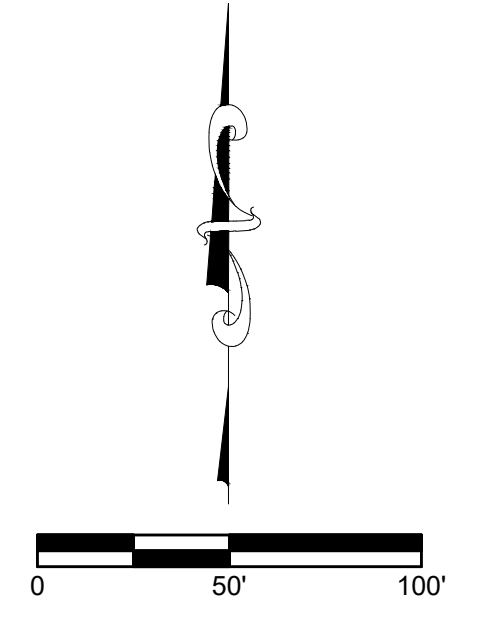
**BANNING ENGINEERING**  
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 PLAINFIELD, IN 46166  
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Project No: 21233-B  
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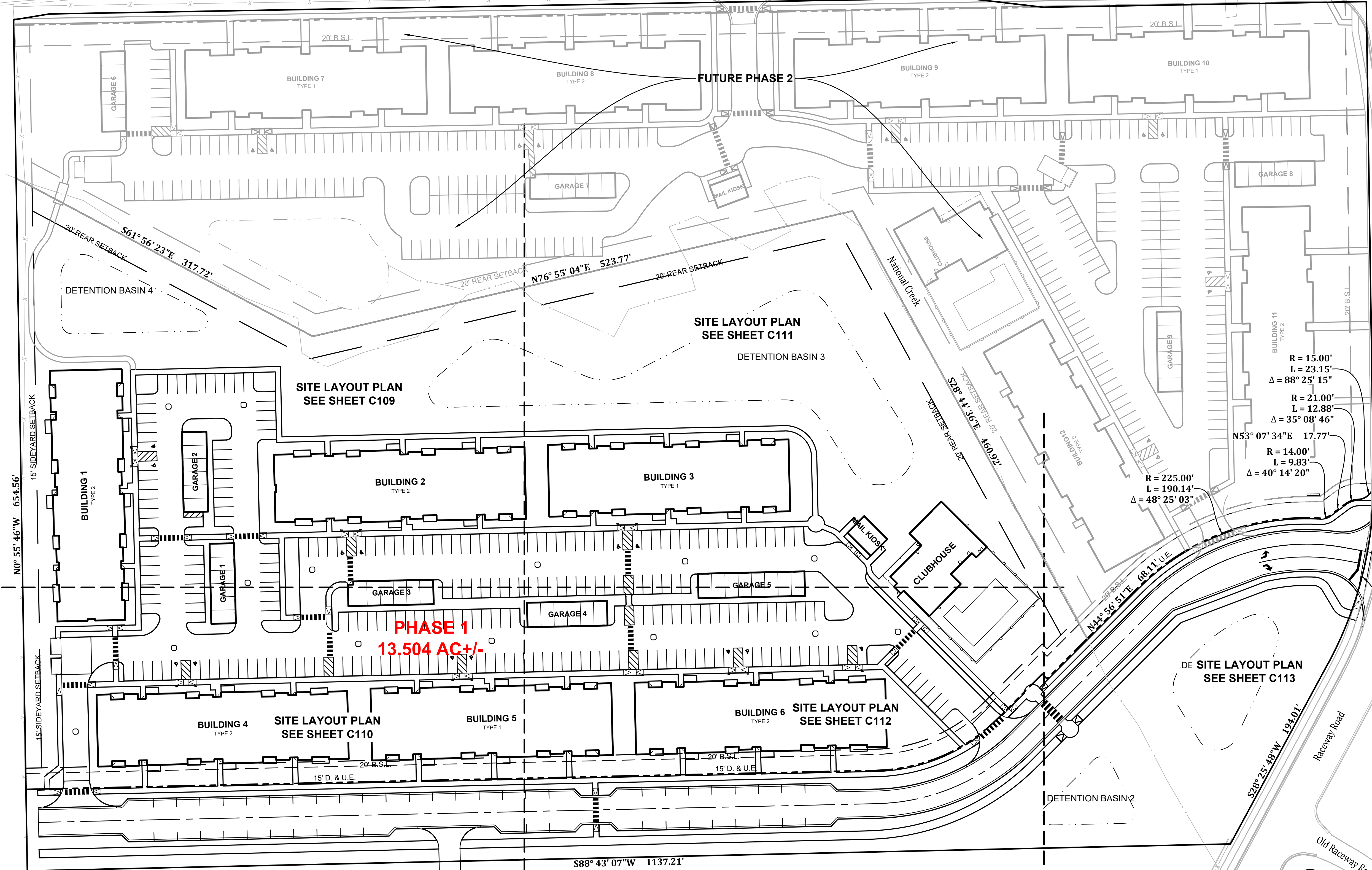


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Bradford Rd (CR 200 S.)



Date	08-14-2025
Revisions	
REVISED PER TOWN OF PLAINFIELD COMMENTS	
Designated:	SJH/RRL
Drawn:	SJH
Checked:	RRL
Scale:	1"=50'
Date:	07-25-2025



SITE LAYOUT PLAN SEE SHEET C111

SITE LAYOUT PLAN SEE SHEET C109

SITE LAYOUT PLAN SEE SHEET C110

SITE LAYOUT PLAN SEE SHEET C112

DE SITE LAYOUT PLAN SEE SHEET C113

**LAND DESCRIPTION**

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 described as follows:

Commencing at the northwest corner of said east half, thence South 00 degrees 54 minutes 25 seconds East 184.68 feet to the POINT OF BEGINNING; thence South 61 degrees 56 minutes 23 seconds East 317.72 feet; thence North 76 degrees 55 minutes 04 seconds East 523.77 feet; thence South 28 degrees 44 minutes 36 seconds East 460.92 feet; thence North 44 degrees 56 minutes 51 seconds East 68.11 feet to the beginning of a tangent curve to the right having a radius of 225.00 feet, subtended by a long chord having a bearing of North 69 degrees 09 minutes 22 seconds East and a length of 184.53 feet, with a central angle of 48 degrees 25 minutes 03 seconds; thence northeasterly along the arc of said curve 190.14 feet to the beginning of a reverse curve to the left having a radius of 14.00 feet, subtended by a long chord having a bearing of North 73 degrees 14 minutes 44 seconds East and a length of 9.63 feet, with a central angle of 40 degrees 14 minutes 20 seconds; thence northeasterly along the arc of said curve 9.83 feet; thence North 53 degrees 07 minutes 34 seconds East 17.77 feet to the beginning of a tangent curve to the right having a radius of 21.00 feet, subtended by a long chord having a bearing of North 70 degrees 41 minutes 57 seconds East and a length of 12.88 feet, with a central angle of 35 degrees 08 minutes 46 seconds; thence easterly along the arc of said curve 12.88 feet to the beginning of a reverse curve to the left having a radius of 15.00 feet, subtended by a long chord having a bearing of North 44 degrees 03 minutes 42 seconds East and a length of 20.92 feet, with a central angle of 88 degrees 25 minutes 15 seconds; thence northeasterly along the arc of said curve 23.15 feet to a point on the west line of the land of the Town of Plainfield recorded as Instrument Number 201914837 in the Office of the Recorder of Hendricks County (the following two (2) calls follow along said west line) which bears North 89 degrees 51 minutes 05 seconds East from said radius point and marks the beginning of a non-tangent curve to the right having a radius of 355.00 feet, subtended by a long chord having a bearing of South 14 degrees 08 minutes 26 seconds West and a length of 175.24 feet, with a central angle of 28 degrees 34 minutes 43 seconds the radius point of which bears South 89 degrees 51 minutes 05 seconds West; 1) thence southwest along said west line 177.07 feet; 2) thence South 28 degrees 25 minutes 48 seconds West 194.01 feet to the northeast corner of Lot 1 of 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 to the southwest corner of the land of the Town of Plainfield recorded as Instrument Number 201707950 in said recorder's office; thence North 00 degrees 55 minutes 46 seconds West along the west line of said land of the Town of Plainfield 654.56 feet to the POINT OF BEGINNING, containing 13.504 acres, more or less.

**OVERALL PLAN - PHASE 1**  
**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) 707-3800  
E-MAIL: Banning@BanningEngineering.com  
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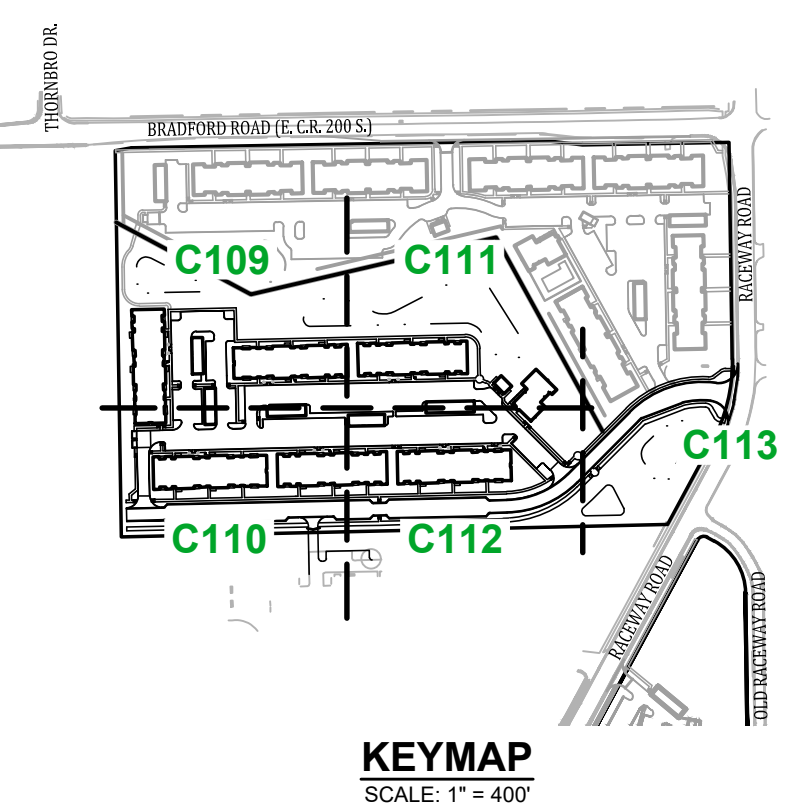
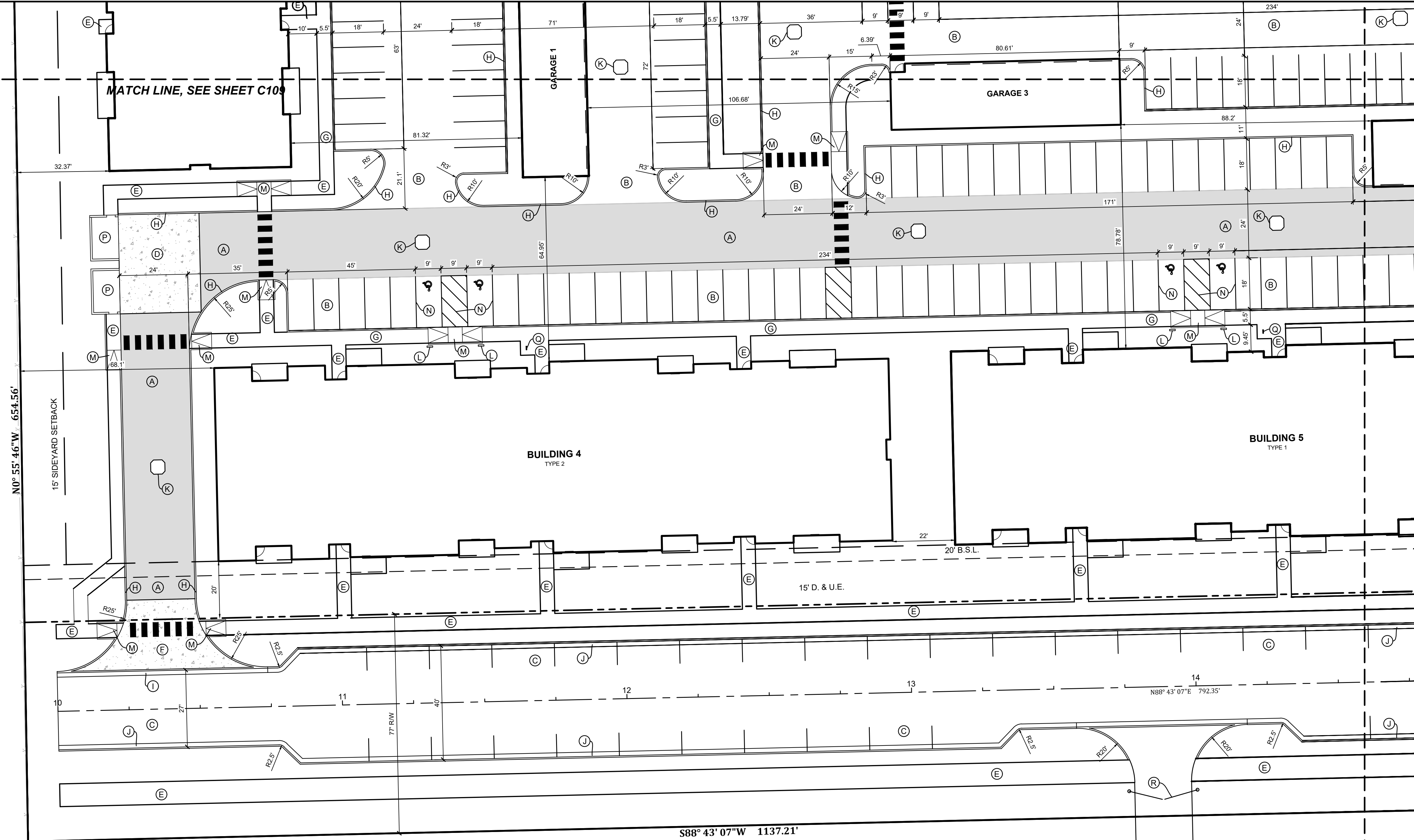
Project No: 21233-B  
Sheet No:



C108



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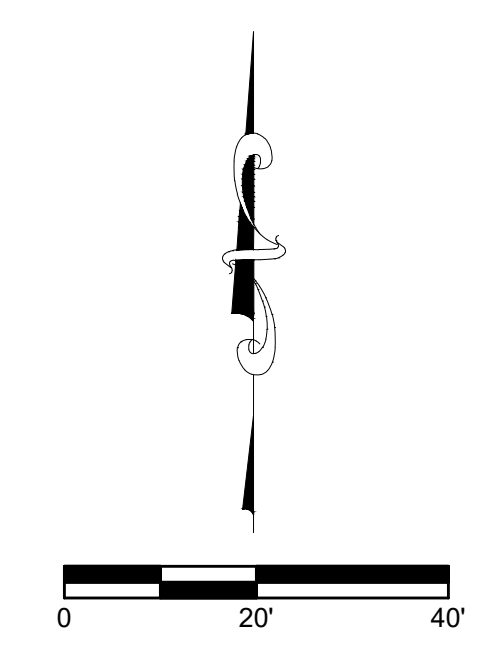
**GENERAL NOTES**

- All work shall be performed in conformance with the Subdivision Control Ordinance of the Town of Plainfield and all other ordinances which pertain to this type of work.
- No changes in or departure from the plans or specifications shall be made without prior approval, in writing, by the Engineer.
- The Contractor shall be responsible for obtaining all Federal, State, County and Town of Plainfield permits, or any other permits required.
- Before construction begins, the Contractor shall field verify the location of all utilities shown on the plans, and contact all utility companies to locate all mains, conduits, service lines, etc., in the construction area, and shall protect all such utilities during construction.
- Before construction begins, the Contractor shall notify the Owners, and/or the Owner's Engineer, so that an inspector may be present.
- It shall be the responsibility of the Contractor to maintain quality control throughout the project; failure to do so may result in removal and replacement of the defective work. It is recommended that the Owner have a qualified inspector on the job site at all times during construction.
- The Engineer shall be notified of all field tile located on the site during construction. All such field tile shall be incorporated into the storm sewer system so that it remains in working condition.
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- Structural fill shall be compacted per Geotech Report.
- Liability Insurance Policy shall be furnished to the Owner before any work is started.
- The Contractor shall notify the Town of Plainfield at least 72 hours prior to any bonded or bank credit letter site improvements are installed. A pre-construction meeting shall be set up with the Town of Plainfield, Contractor, engineer & owner prior to any construction.
- All accessible pathways, sidewalks and drive crossings shall not exceed 5% running slope and 2% cross slope or the latest requirements of the Americans with Disabilities Act (ADA). Accessible ramps shall not exceed 1/12 slope and 2% cross slope or the latest requirements of the Americans with Disabilities Act (ADA).
- Accessible Ramp Detectable Warning Surface. A detectable warning surface shall consist of truncated domes and be placed at each street, highway or railroad crossing. The detectable warning surface shall extend a minimum of 2ft in the pedestrian travel and be placed the entire width of a ramp, blended transition, or turning space.
- These plans shall be used in conjunction with Town of Plainfield standards, refer to sheet 1 of 27 for "directions for use."
- Refer to general note #11 on sheet 1 of 27 of the Town of Plainfield standards for "Land Disturbing Mitigation Options".

**SITE PLAN NOTES**

- (A) HEAVY DUTY ASPHALT, SEE DETAIL
- (B) LIGHT DUTY ASPHALT, SEE DETAIL
- (C) LOCAL RESIDENTIAL COLLECTOR AND LOCAL COMMERCIAL / INDUSTRIAL PAVEMENT (12" SECTION), SEE DETAIL ON SHEET 03 OF 29 OF THE TOWN OF PLAINFIELD STANDARDS
- (D) CONCRETE PAVEMENT
- (E) CONCRETE SIDEWALK, SEE DETAIL ON SHEET 03 OF 29 OF THE TOWN OF PLAINFIELD STANDARDS
- (F) COMMERCIAL DRIVE PAVEMENT, SEE DETAIL DS-R01 ON SHEET 04 OF 29 OF THE TOWN OF PLAINFIELD STANDARDS
- (G) INTEGRAL CURB / WALK
- (H) 6" STANDING CURB
- (I) REINFORCED CONCRETE GUTTER, SEE DETAIL DS-R01 ON SHEET 04 OF 29 OF THE TOWN OF PLAINFIELD STANDARDS
- (J) 2' COMBINED CURB AND GUTTER W/ UNDERDRAIN, SEE DETAIL ON SHEET 03 OF 29 OF THE TOWN OF PLAINFIELD STANDARDS
- (K) CONCRETE COLLAR
- (L) ACCESSIBLE SIGN
- (M) ACCESSIBLE RAMP
- (N) 4" PAINTED BLUE PAVEMENT MARKING
- (O) PAINTED BLUE ACCESSIBLE SYMBOL
- (P) 24" PAINTED SOLID WHITE CROSS WALK
- (Q) TRASH ENCLOSURE, SEE ARCHITECT PLANS FOR DETAILS
- (R) BICYCLE RACK
- (S) GATE W/ KNOX BOX

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 PAINT STRIPING FOR CAR PARKING ARE 4" PAINTED WHITE UNLESS NOTED OTHERWISE.



Date	08-14-2025
Revisions	
Sym.	REVISED PER TOWN OF PLAINFIELD COMMENTS
Designed:	SJH/REL
Drawn:	SJH
Checked:	RRL
Scale:	1"=20'
Date:	07-25-2025

SITE LAYOUT PLAN  
 THE VILLAGE AT PLANK ROAD  
 WASHINGTON TOWNSHIP  
 PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

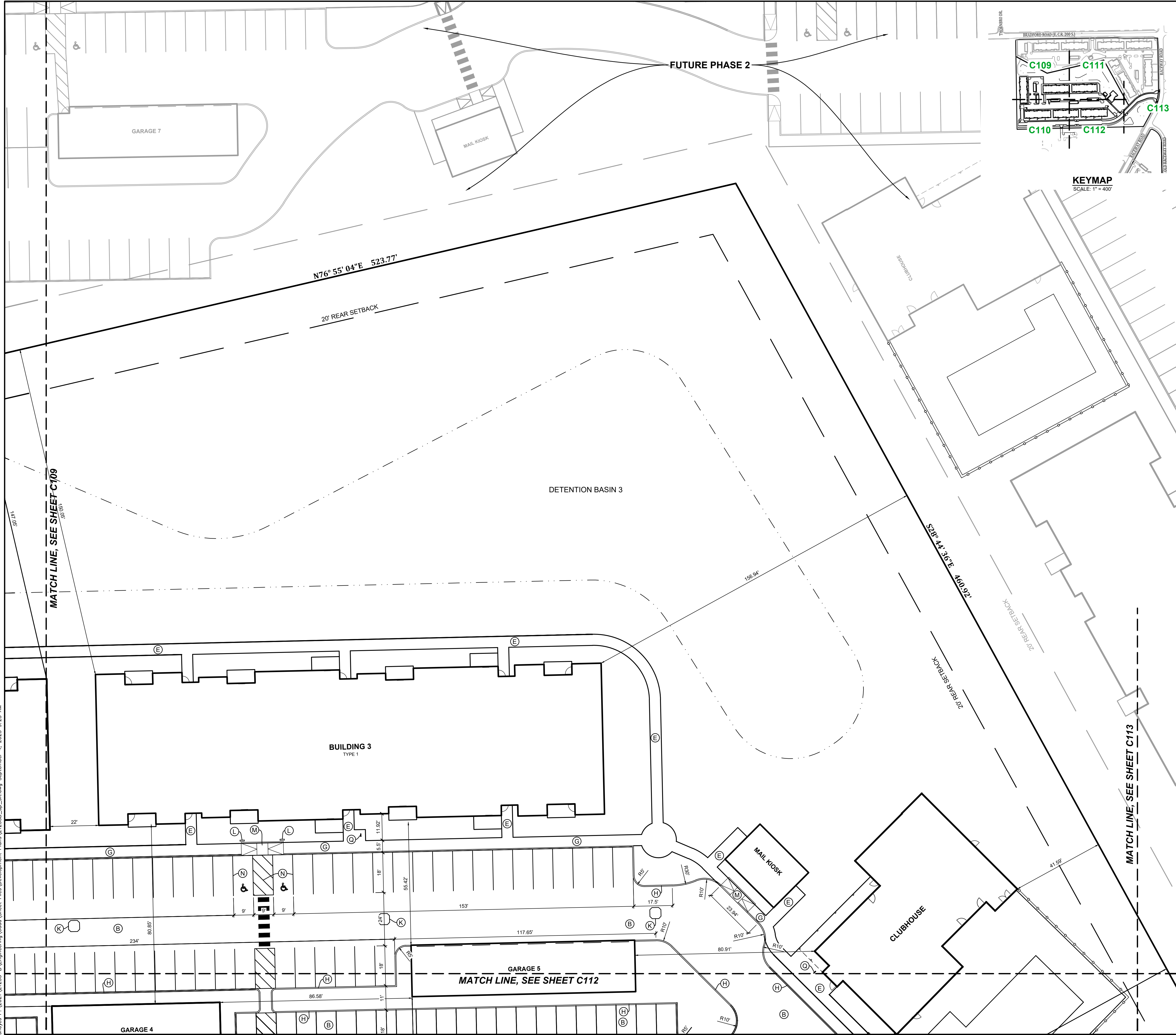
**BANNING ENGINEERING**  
 853 COLUMBIA ROAD, SUITE #101  
 PLAINFIELD, IN 46166  
 BUS: (317) 707-3700 FAX: (317) 707-3800  
 E-MAIL: Banning@BanningEngineering.com  
 WEB: www.BanningEngineering.com

Project No: 21233-B  
 Sheet No:



C110

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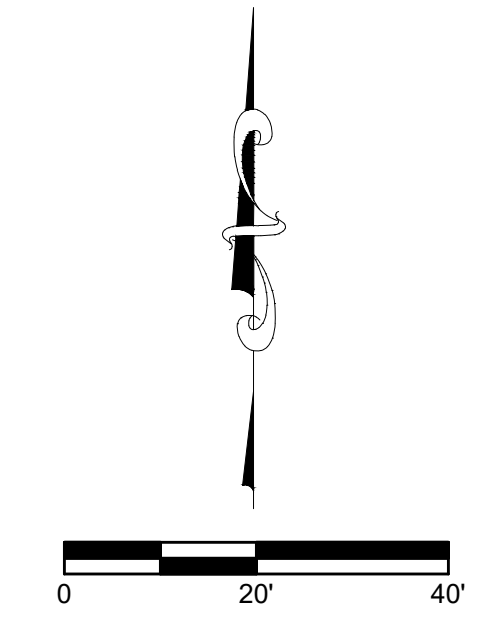
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- (J) COMBINED CURB AND GUTTER W/ UNDERDRAIN, SEE DETAIL ON SHEET 03 OF 29 OF THE TOWN OF PLAINFIELD STANDARDS
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Date	08-14-2025
Revisions	
SYN.	REVISED PER TOWN OF PLAINFIELD COMMENTS
Designed:	SJH/RRL
Drawn:	SJH
Checked:	RRL
Scale:	1"=20'
Date:	07-25-2025

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

**NOT FOR CONSTRUCTION**

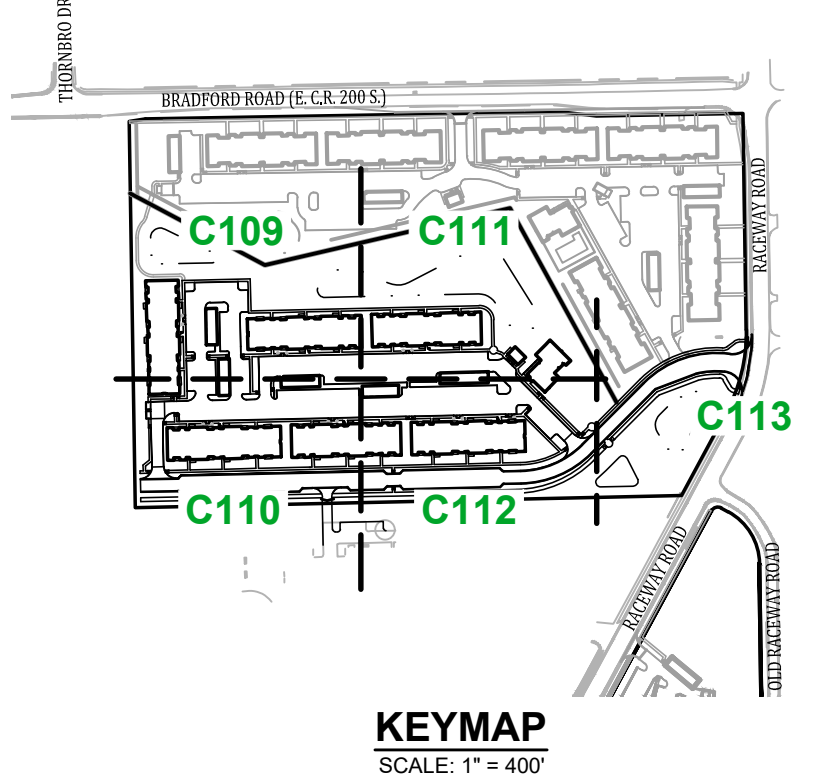
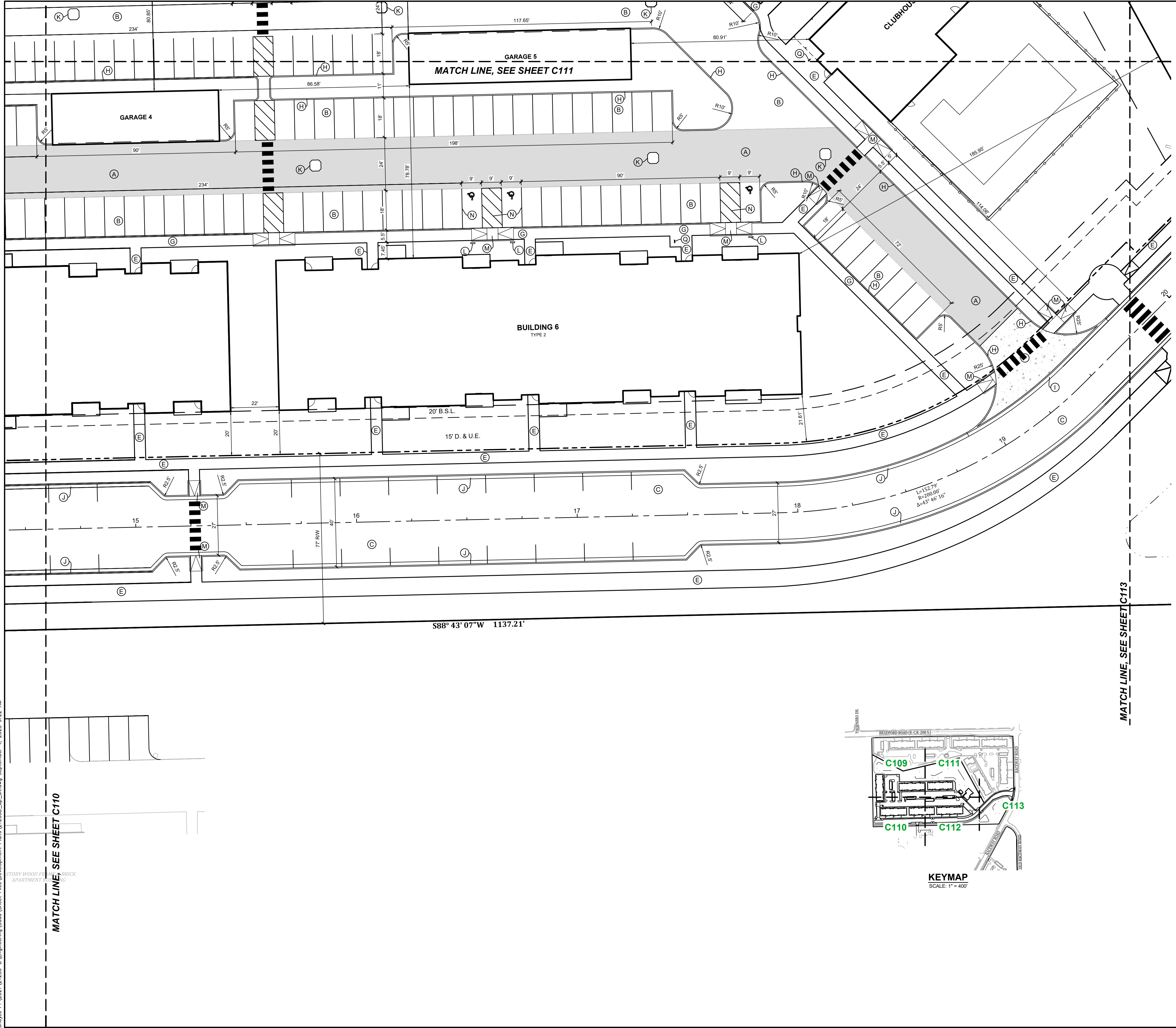
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Project No: 21233-B  
Sheet No:

C111

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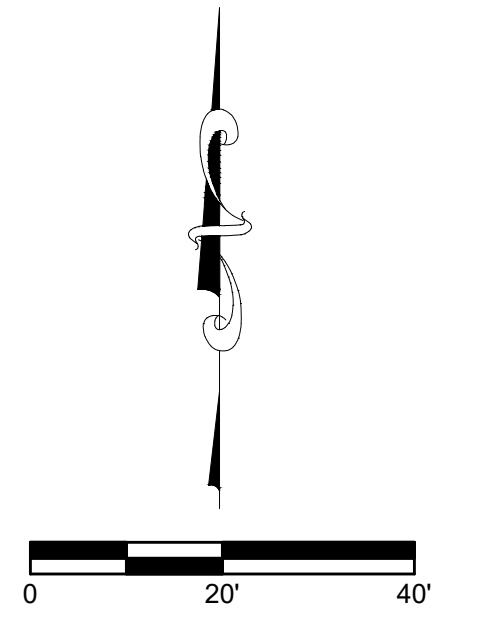
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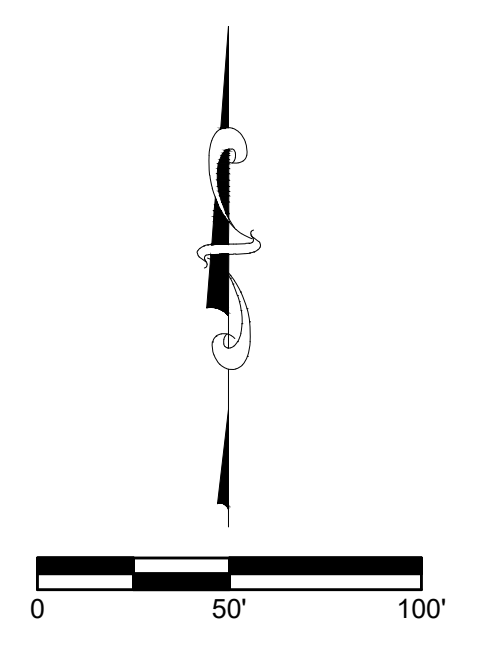
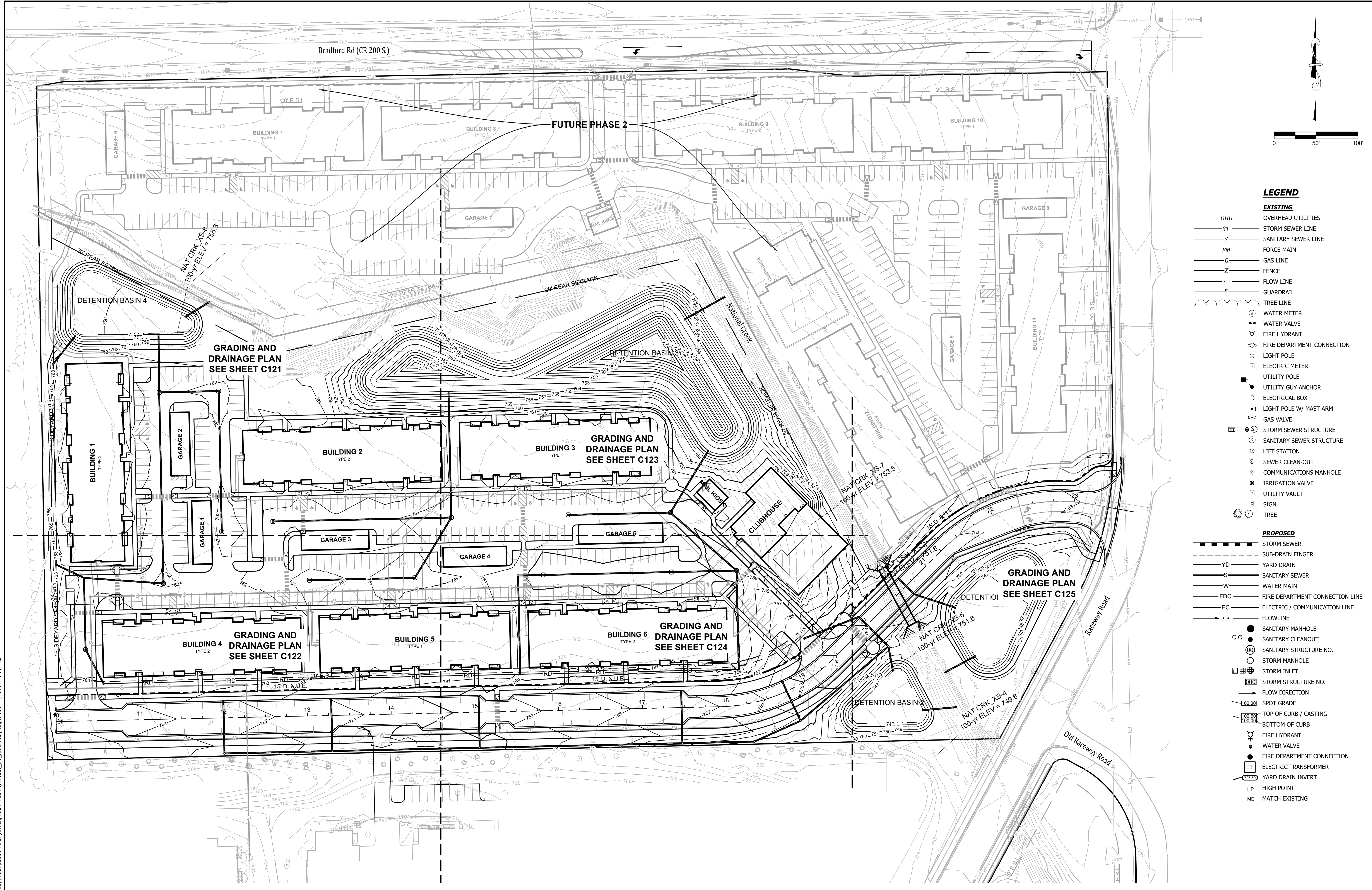


<p> <b>REVISIONS</b>            Date: 08-14-2025            Revised Per Town of Plainfield Comments         </p>	<p> <b>DESIGNED:</b> S.J.H.R.R.L.  <b>DRAWN:</b> S.J.H.  <b>CHECKED:</b> R.R.L.  <b>SCALE:</b> 1"=20'  <b>DATE:</b> 07-25-2025         </p>
<p> <b>NOT FOR CONSTRUCTION</b> </p>	
<p> <b>SITE LAYOUT PLAN</b>  <b>THE VILLAGE AT PLANK ROAD</b>  <b>WASHINGTON TOWNSHIP</b>  <b>PLAINFIELD, INDIANA</b> </p>	
<p> <b>BANNING ENGINEERING</b>            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         </p>	
<p> <b>Project No:</b> 21233-B  <b>Sheet No:</b> C112         </p>	





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- 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
  - TR TREE LINE
  - WM WATER METER
  - WV WATER VALVE
  - FH FIRE HYDRANT
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  - UP UTILITY POLE
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  - EB ELECTRICAL BOX
  - LMA LIGHT POLE W/ MAST ARM
  - GV GAS VALVE
  - SS STORM SEWER STRUCTURE
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  - LS LIFT STATION
  - SCO SEWER CLEAN-OUT
  - CM COMMUNICATIONS MANHOLE
  - IV IRRIGATION VALVE
  - UV UTILITY VAULT
  - SG SIGN
  - T 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
  - CO SANITARY CLEANOUT
  - SSN SANITARY STRUCTURE NO.
  - SMN STORM MANHOLE
  - SI STORM INLET
  - SSN 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

Project No: 21233-B  
 Sheet No: C120

**INDIANA 811**  
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 E-MAIL: Banning@BanningEngineering.com  
 WEB: www.BanningEngineering.com

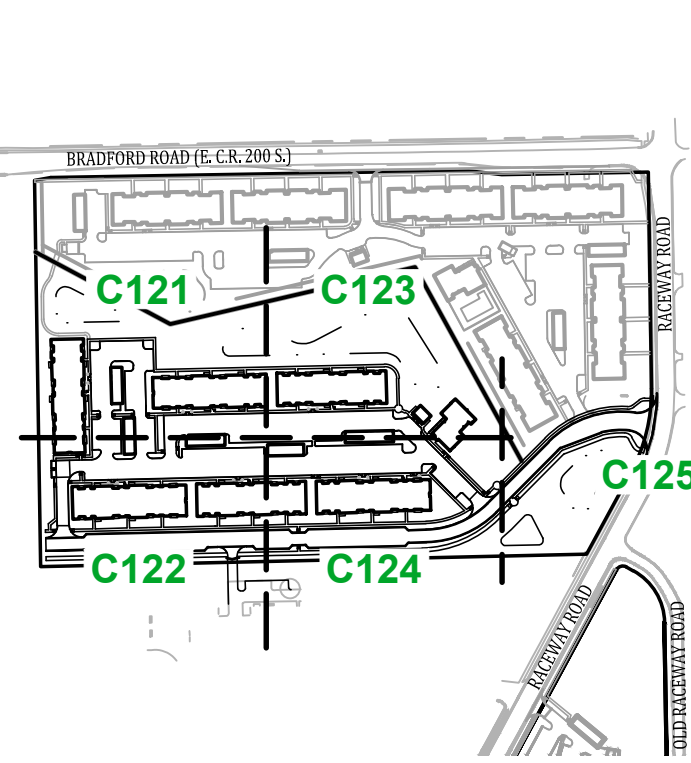
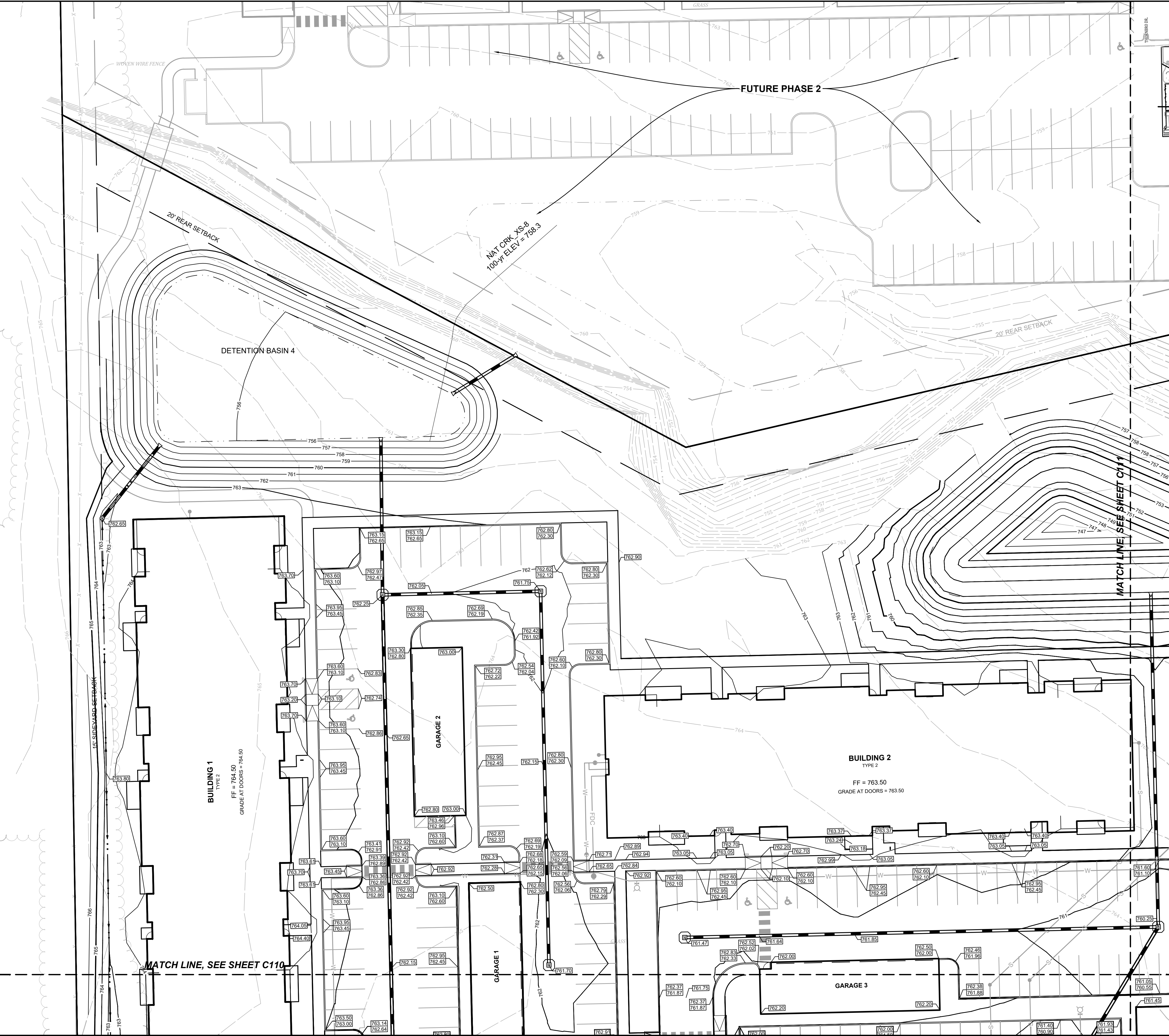
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OVERALL GRADING PLAN  
 THE VILLAGE AT PLANK ROAD  
 WASHINGTON TOWNSHIP  
 PLAINFIELD, INDIANA

Date: 08-14-2025  
 Revisions: REVISED PER TOWN OF PLAINFIELD COMMENTS

Designed: S.J.H.R.L.  
 Drawn: S.J.H.  
 Checked: R.R.L.  
 Scale: 1"=50'  
 Date: 07-25-2025

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**KEYMAP**  
SCALE: 1" = 400'

**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
  - ⊙ — 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
  - YD — YARD DRAIN
  - S — SANITARY SEWER
  - W — WATER MAIN
  - FDC — FIRE DEPARTMENT CONNECTION LINE
  - — ELECTRIC / COMMUNICATION LINE
  - — FLOWLINE
  - — SANITARY MANHOLE
  - (C.O.) — SANITARY CLEANOUT
  - (S.S.) — SANITARY STRUCTURE NO.
  - (S.M.) — STORM MANHOLE
  - ⊙ — STORM INLET
  - ⊙ (S.S.) — STORM STRUCTURE NO.
  - — FLOW DIRECTION
  - — SPOT GRADE
  - — TOP OF CURB / CASTING
  - — BOTTOM OF CURB
  - ⊙ — FIRE HYDRANT
  - ⊙ — WATER VALVE
  - ⊙ — FIRE DEPARTMENT CONNECTION
  - ⊙ (ET) — ELECTRIC TRANSFORMER
  - ⊙ (YDI) — YARD DRAIN INVERT
  - HP — HIGH POINT
  - ME — MATCH EXISTING

Date	Revisions
08-14-2025	REVISED PER TOWN OF PLAINFIELD COMMENTS

Designed: S.J.H.R.L.  
Drawn: S.J.H.  
Checked: R.L.  
Scale: 1"=20'  
Date: 07-25-2025

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

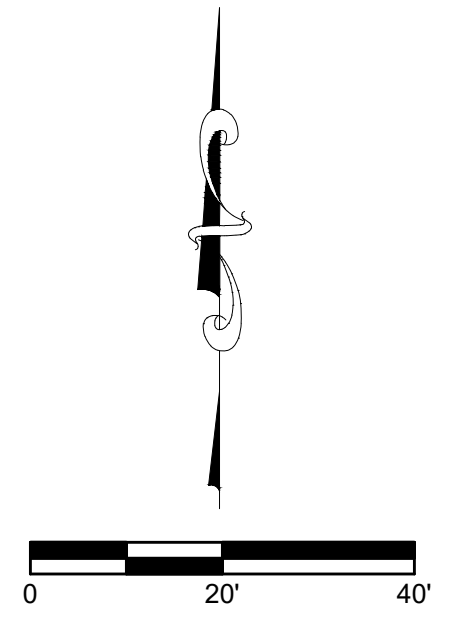
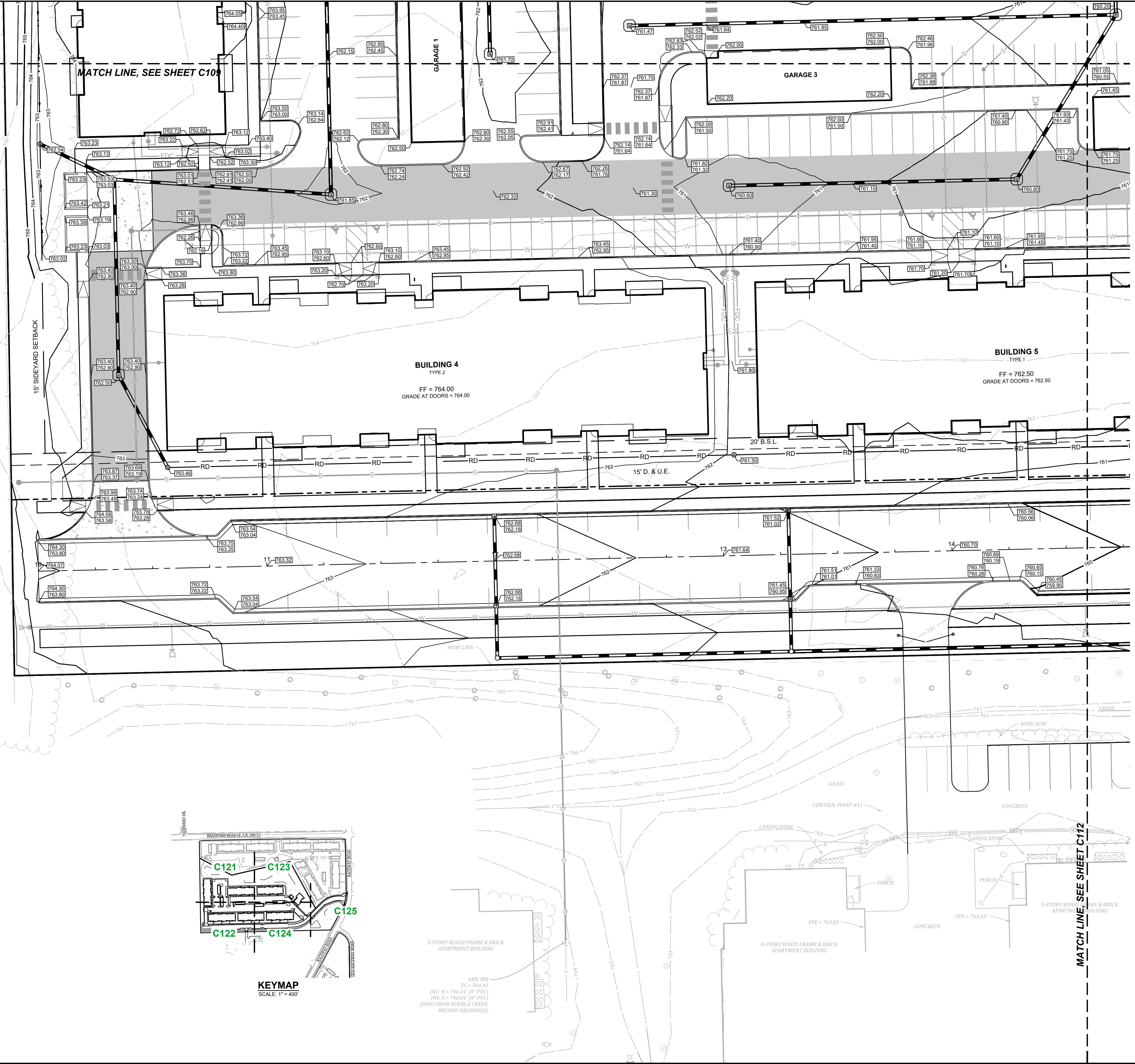
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Project No: 21233-B  
Sheet No:

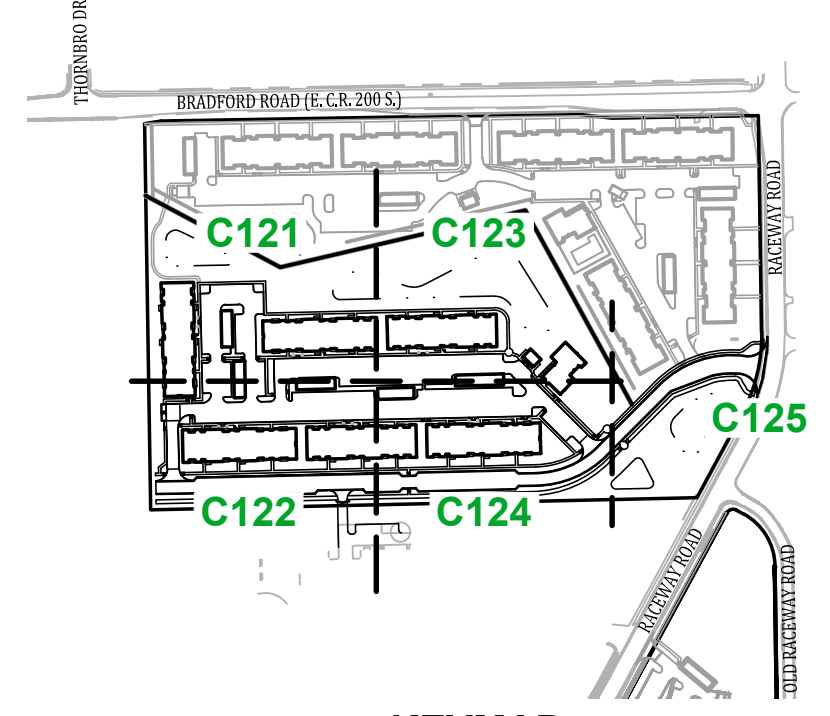


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**LEGEND**

- EXISTING**
- OHU OVERHEAD UTILITIES
  - ST STORM SEWER LINE
  - S SANITARY SEWER LINE
  - FM FORCE MAIN
  - G GAS LINE
  - 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
  - SCS 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)

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

**NOT FOR CONSTRUCTION**

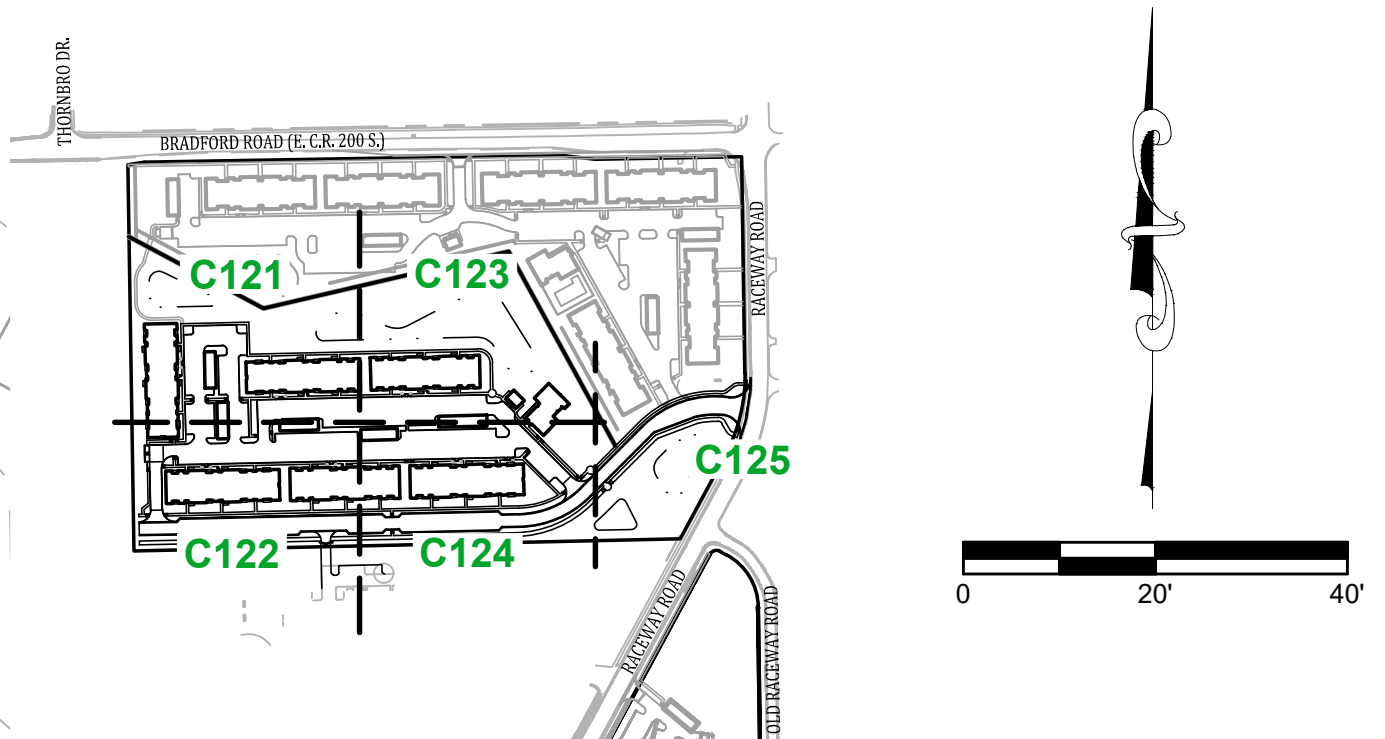
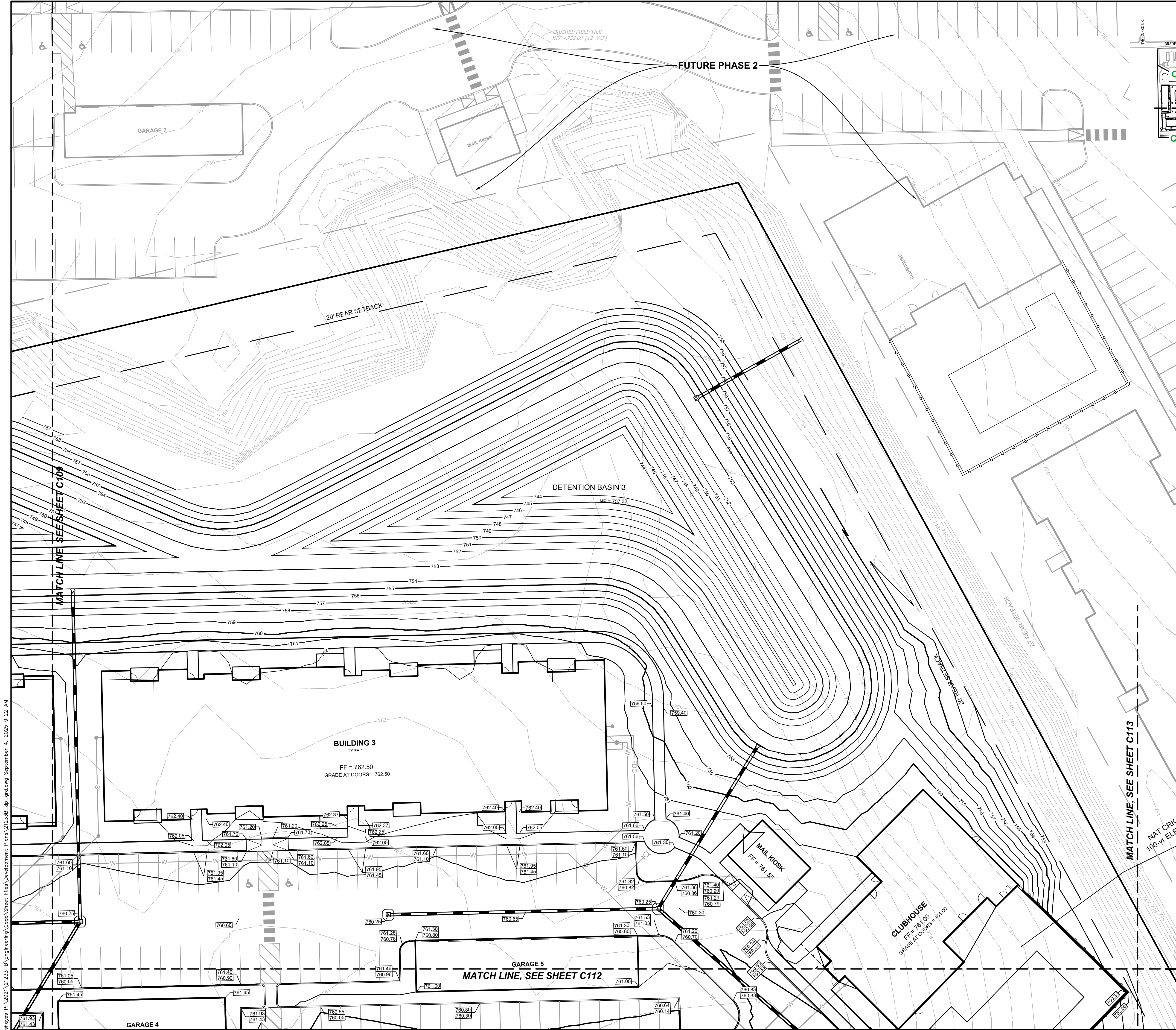
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Project No: 21233-B  
 Sheet No: C122

Date: 08-14-2025  
 Revisions: REVISED PER TOWN OF PLAINFIELD COMMENTS

Designer: S.J.H.R.R.L.  
 Drawn: S.J.H.  
 Checked: R.R.L.  
 Scale: 1"=20'  
 Date: 07-25-2025





- 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
  - ⊕ 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
  - YD YARD DRAIN
  - S SANITARY SEWER
  - W WATER MAIN
  - FDC FIRE DEPARTMENT CONNECTION LINE
  - EC ELECTRIC / COMMUNICATION LINE
  - FLOWLINE
  - SANITARY MANHOLE
  - C.O. 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

Date: 08-14-2025

Revisions: REVISED PER TOWN OF PLAINFIELD COMMENTS

Designed: S.J.H.R.L.

Drawn: S.J.H.

Checked: R.L.

Scale: 1"=20'

Date: 07-25-2025

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

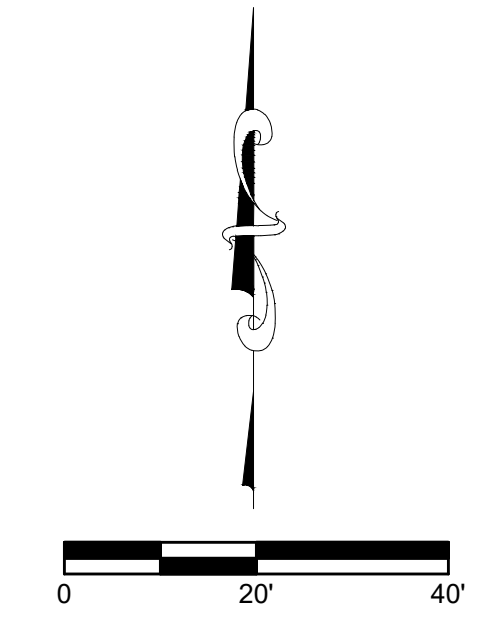
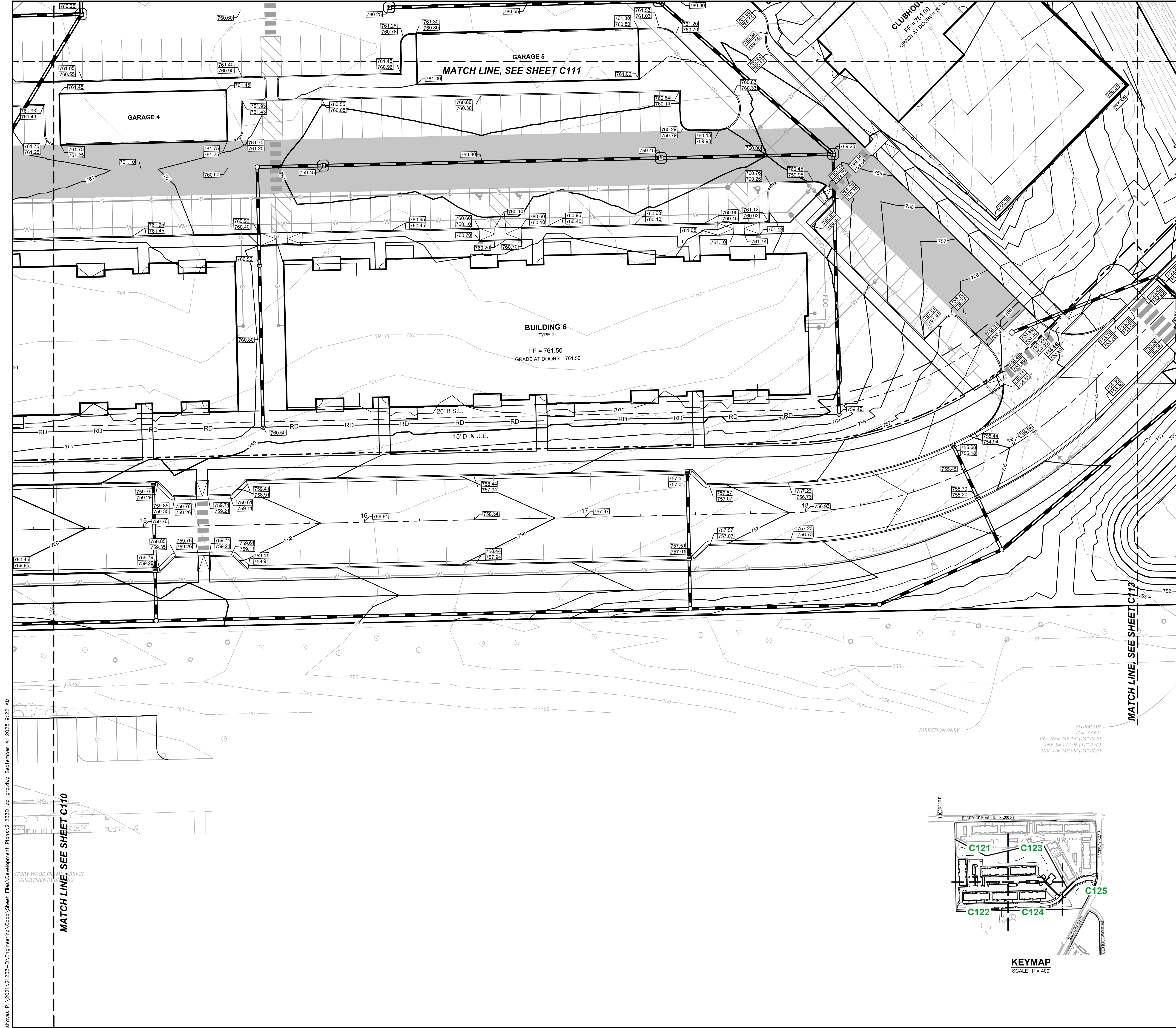
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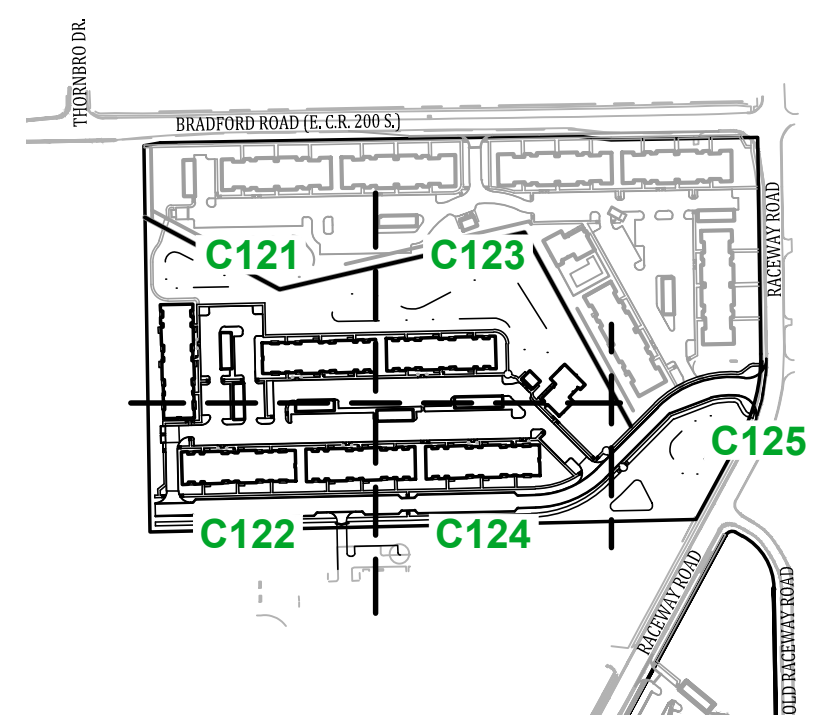
Project No: 21233-B

Sheet No: C123

**Indiana 811**  
Know what's below. Call before you dig.



- 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
  - SPOT GRADE
  - TOP OF CURB / CASTING
  - BOTTOM OF CURB
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  - ⊕ WATER VALVE
  - ⊕ FIRE DEPARTMENT CONNECTION
  - ⊕ ELECTRIC TRANSFORMER
  - ⊕ YARD DRAIN INVERT
  - HP HIGH POINT
  - ME MATCH EXISTING



**KEYMAP**  
SCALE: 1" = 400'

Date	08-14-2025
Revisions	
Sym.	REVISED PER TOWN OF PLAINFIELD COMMENTS
Designed:	S.J.H.R.R.L.
Drawn:	S.J.H.
Checked:	R.R.L.
Scale:	1"=20'
Date:	07-25-2025

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

**NOT FOR CONSTRUCTION**

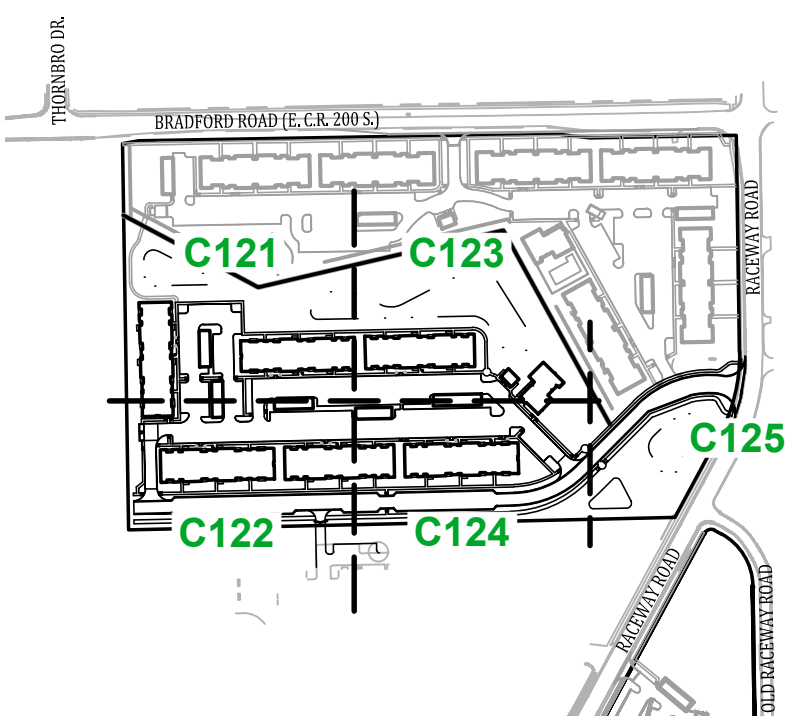
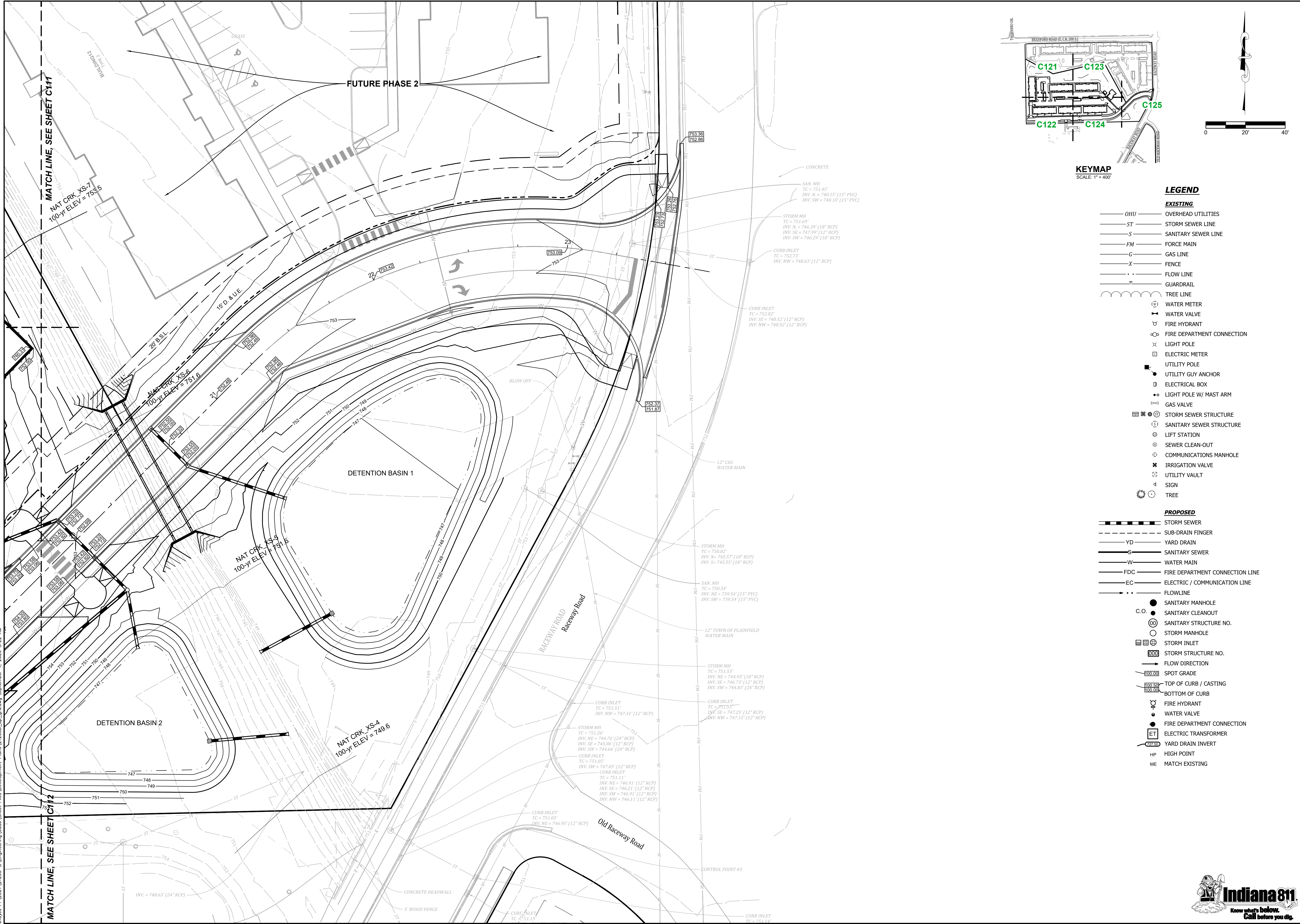
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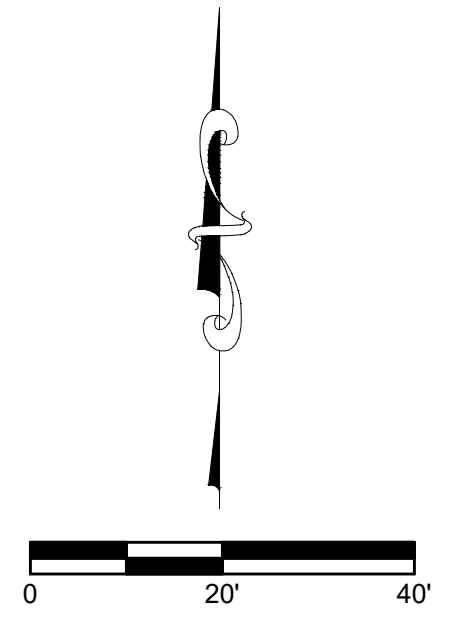
Project No: 21233-B  
Sheet No:

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 STORY WOOD FRAME BRICK APARTMENT BUILDING

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KEYMAP  
SCALE: 1" = 400'



**LEGEND**

- EXISTING**
- OVERHEAD UTILITIES
  - STORM SEWER LINE
  - SANITARY SEWER LINE
  - FORCE MAIN
  - GAS LINE
  - FENCE
  - FLOW LINE
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  - WATER METER
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  - TREE
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  - YARD DRAIN
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  - 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
  - ME

Date	08-14-2025
Revisions	
Sym.	REVISED PER TOWN OF PLAINFIELD COMMENTS
Designed:	SJH/REL
Drawn:	SJH
Checked:	RRL
Scale:	1"=20'
Date:	07-25-2025

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

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