

# TOWNS AT HOBBS STATION

SW 1/4, SEC. 19-T15N-R2W, HENDRICKS COUNTY, WASHINGTON TOWNSHIP, PLAINFIELD, INDIANA

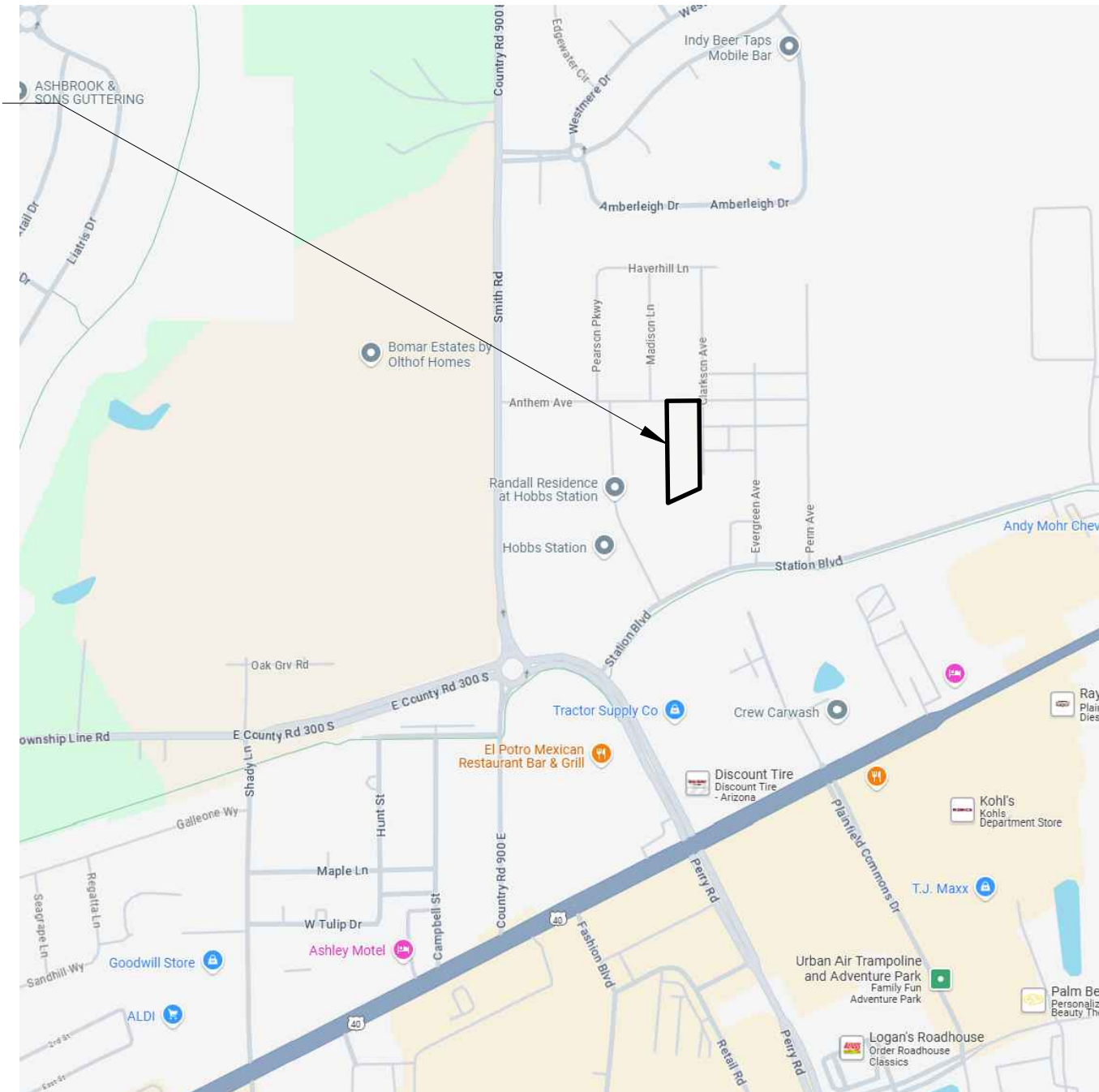
PROJECT ADDRESS

ZONED: PUD

PLANS PREPARED FOR:  
 TAYLOR MORRISON OF INDIANA, LLC  
 630 3rd AVE. SW, SUITE 200  
 CARMEL, IN 46032  
 317-714-3346  
 CONTACT: PAUL CLAIRE  
 EMAIL: pclaire@taylormorrison.com

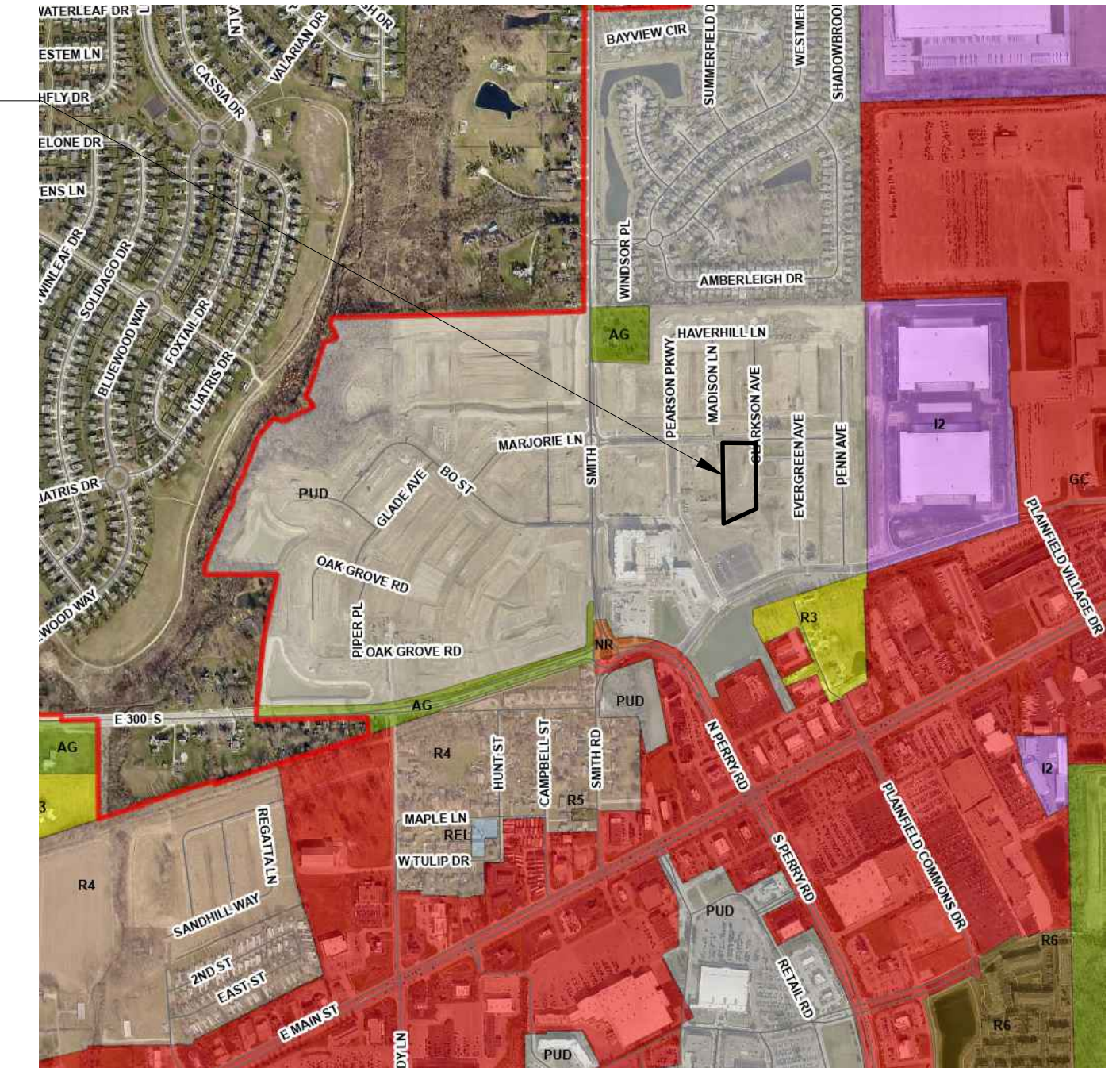


PROJECT LOCATION

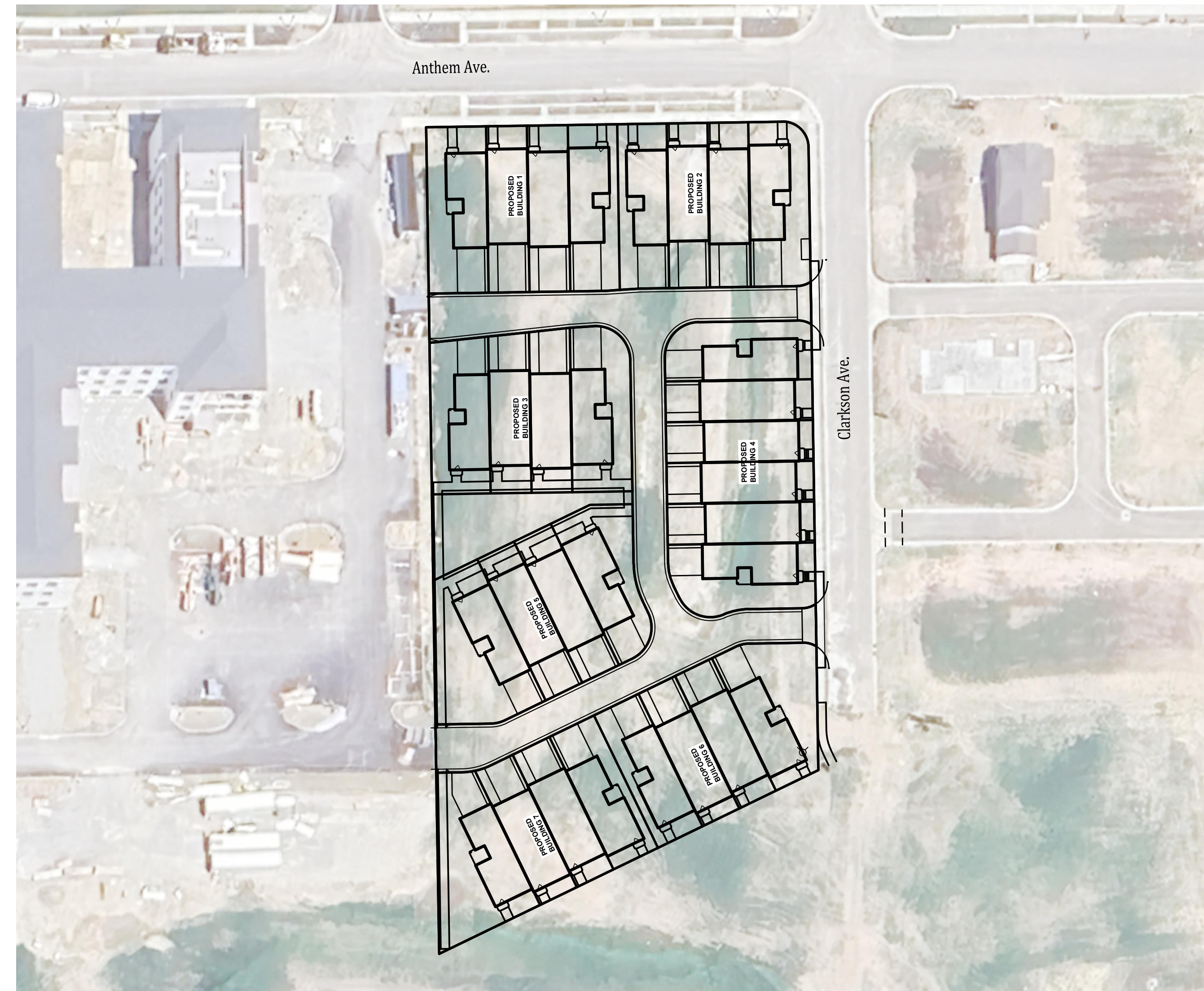


VICINITY MAP  
NO SCALE

PROJECT LOCATION



ZONING MAP  
NO SCALE



SITE MAP

SCALE: 1" = 50'

OPERATING AUTHORITIES

|   |   |  |
|---|---|--|
| <b>GAS</b><br>Centerpoint Energy (South)<br>(Formerly Vectren)<br>1800 W. 26th. St.<br>Muncie, IN 47302<br>765-287-2119         | <b>CABLE TELEVISION</b><br>BrightHouse Networks<br>3030 Roosevelt Ave.<br>Indianapolis IN 46218<br>317-632-9077       | <b>WATER</b><br>Plainfield DPW<br>986 S. Center Street<br>Plainfield, IN 46168<br>317-839-3490           |
| <b>ELECTRIC</b><br>Duke Energy Indiana<br>1000 E. Main St.<br>Plainfield, IN 46168<br>317-839-1564                              | <b>STORM</b><br>Town of Plainfield<br>986 S. Center St.<br>Plainfield, IN 46168<br>317-839-3490                       | <b>COMMUNICATIONS</b><br>AT&T<br>240 North Meridian Street<br>Indianapolis, IN 46204<br>317-220-7043     |
| <b>SANITARY</b><br>Plainfield DPW<br>986 S. Center St.<br>Plainfield, IN 46168<br>317-839-3490                                  | <b>FIRE DEPARTMENT</b><br>Plainfield Fire Department<br>4010 Clarks Creek Rd.<br>Plainfield, IN 46168<br>317-839-6939 | <b>SCHOOL DISTRICT</b><br>Avon Community School Corp.<br>7203 E. US 36<br>Avon, IN 46123<br>317-544-6000 |
| <b>FIBER OPTIC</b><br>IN Fiber Network DBA<br>Intelligent Fiber Network<br>1401 Wynkoop St.<br>Denver, CO 80202<br>443-403-2023 | <b>FIBER OPTIC</b><br>MCI<br>400 Internation Pkwy.<br>Richardson TX 75081<br>469-866-4236                             |  |

PLANS PREPARED BY:



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 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

**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.



CERTIFIED BY: *W. Chad Ziegler*

| SHEET INDEX |                                       |
|-------------|---------------------------------------|
| SHEET NO    | DESCRIPTION                           |
| C100        | TITLE SHEET                           |
| C101        | EXISTING TOPOGRAPHY & DEMO PLAN       |
| C102        | OVERALL PLAN                          |
| C103        | SITE LAYOUT PLAN                      |
| C110        | GRADING AND DRAINAGE PLAN             |
| C300        | UTILITY PLAN                          |
| C310        | SANITARY SEWER PLAN AND PROFILES      |
| C320        | STORM SEWER PLAN AND PROFILES         |
| C400        | INITIAL EROSION CONTROL PLAN          |
| C401        | FINAL EROSION CONTROL PLAN            |
| C402        | STORM WATER POLLUTION PREVENTION PLAN |
| L101        | SITE LANDSCAPE PLAN                   |
| L102        | LANDSCAPE DETAILS AND SPECIFICATIONS  |
| 1-29        | TOWN OF PLAINFIELD STANDARDS          |

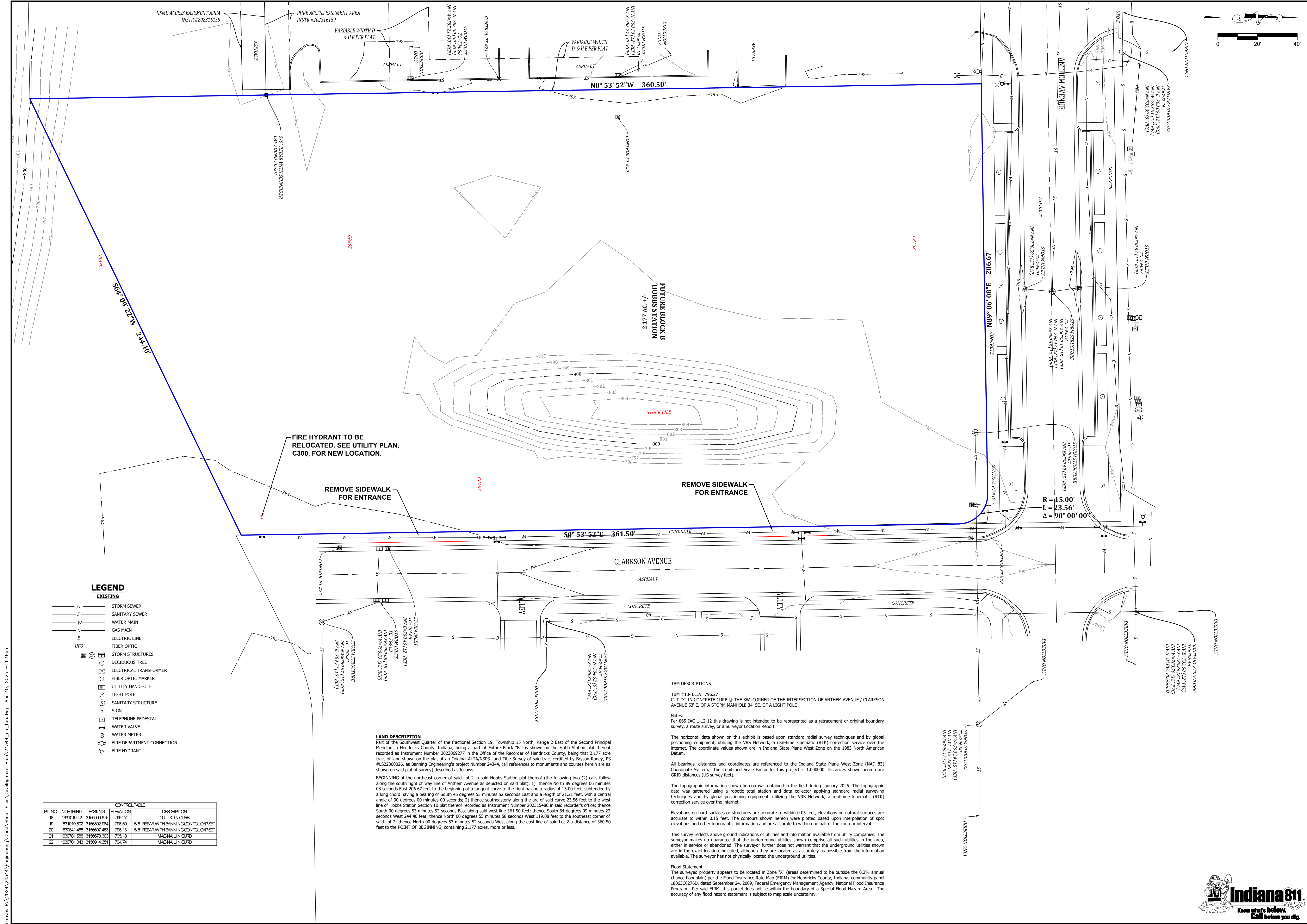
| REVISIONS |   |            |
|-----------|---|------------|
| NUMBER    | DESCRIPTION                               | DATE       |
| 1         | REVISED PER IRC MEETING: 02-06-2025       | 02-13-2025 |
| 2         | REVISED PER PRM COMMENTS DATED 03-27-2025 | 04-01-2025 |
| 3         | REVISED PER DRC COMMENTS 04-08-2025       | 04-11-2025 |
|           |   |            |
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Date: 03-13-2025  
 Project No: 24344  
 Sheet No:  
**C100**

TOWNS AT HOBBS STATION



**LEGEND**

- EXISTING**
- ST STORM SEWER
  - S SANITARY SEWER
  - W WATER MAIN
  - G GAS MAIN
  - E ELECTRIC LINE
  - U FIBER OPTIC
  - UPO FIBER OPTIC
  - STORM STRUCTURES
  - DECIDUOUS TREE
  - ELECTRICAL TRANSFORMER
  - FIBER OPTIC MARKER
  - UTILITY HANDHOLE
  - LIGHT POLE
  - SANITARY STRUCTURE
  - SIGN
  - TELEPHONE PEDESTAL
  - WATER VALVE
  - WATER METER
  - FIRE DEPARTMENT CONNECTION
  - FIRE HYDRANT

| PT. NO. | NORTHING    | EASTING     | ELEVATION | DESCRIPTION                              |
|---------|-------------|-------------|-----------|--|
| 18      | 1031019.42  | 3159000.675 | 796.27    | CUT "X" IN CURB                          |
| 19      | 1031019.802 | 3159002.964 | 796.59    | 5/8" REPAIR WITH BANNING CONTROL CAP SET |
| 20      | 1030841.488 | 3159007.483 | 796.13    | 5/8" REPAIR WITH BANNING CONTROL CAP SET |
| 21      | 1030781.588 | 3159078.303 | 795.18    | MAGNALLIN CURB                           |
| 22      | 1030701.343 | 3159074.651 | 794.74    | MAGNALLIN CURB                           |

**LAND DESCRIPTION**  
 Part of the Southwest Quarter of the fractional Section 19, Township 15 North, Range 2 East of the Second Principal Meridian in Hendricks County, Indiana, being a part of Future Block "B" as shown on the Hobb Station plat thereof recorded as Instrument Number 2023059277 in the Office of the Recorder of Hendricks County, being that 2.177 acre tract of land shown on the plat of an Original ALTA/NPS Land Title Survey of said tract certified by Bryson Roney, PS #LS22300026, as Banning Engineering's project Number 24344, (all references to monuments and courses herein are as shown on said plat of survey) described as follows:  
 BEGINNING at the northeast corner of said Lot 2 in said Hobbs Station plat thereof (the following two (2) calls follow along the south right of way line of Anthem Avenue as depicted on said plat); 1) thence North 89 degrees 06 minutes 08 seconds East 206.67 feet to the beginning of a tangent curve to the right having a radius of 15.00 feet, subtended by a long chord having a bearing of South 45 degrees 53 minutes 52 seconds East and a length of 21.21 feet, with a central angle of 90 degrees 00 minutes 00 seconds; 2) thence southeasterly along the arc of said curve 23.56 feet to the west line of Hobbs Station Section 1B plat thereof recorded as Instrument Number 202315480 in said recorder's office; thence South 00 degrees 53 minutes 52 seconds East along said west line 361.50 feet; thence South 64 degrees 09 minutes 22 seconds West 244.40 feet; thence North 00 degrees 55 minutes 58 seconds West 119.08 feet to the southeast corner of said Lot 2; thence North 00 degrees 53 minutes 52 seconds West along the east line of said Lot 2 a distance of 360.50 feet to the POINT OF BEGINNING, containing 2.177 acres, more or less.

**TBM DESCRIPTIONS**  
 TBM #18: ELEV=796.27  
 CUT "X" IN CONCRETE CURB @ THE SW CORNER OF THE INTERSECTION OF ANTHEM AVENUE / CLARKSON AVENUE 53' E. OF A STORM MANHOLE 34' SE. OF A LIGHT POLE  
 Notes:  
 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 (US survey feet).

The topographic information shown hereon was obtained in the field during January 2025. 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.

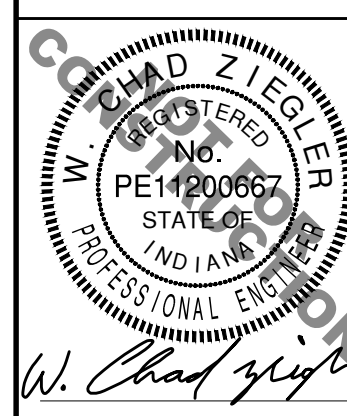
This survey reflects above ground indications of utilities and information available from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground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

**Flood Statement**  
 The surveyed property appears to be located in "Zone X" (areas determined to be outside the 0.2% annual chance floodplain) per the Flood Insurance Rate Map (FIRM) for Hendricks County, Indiana, community panel 18063C0276D, dated September 24, 2009, Federal Emergency Management Agency, National Flood Insurance Program. Per said FIRM, this parcel does not lie within the boundary of a Special Flood Hazard Area. The accuracy of any flood hazard statement is subject to map scale uncertainty.

| Date       | Revisions                                 |
|------------|---|
| 02-13-2025 | 1 REVISED PER IRC MEETING 02-06-2025      |
| 04-01-2025 | 2 REVISED PER PRM COMMENTS DATED 03-27-25 |
| 04-11-2025 | 3 REVISED PER PRM COMMENTS 04-08-2025     |

Designed: LFG  
 Drawn: SJH  
 Checked: LFG  
 Scale: 1"=20'  
 Date: 02-13-2025

**EXISTING TOPOGRAPHY & DEMO PLAN  
 TOWNS AT HOBBS STATION  
 WASHINGTON TOWNSHIP  
 PLAINFIELD, INDIANA**

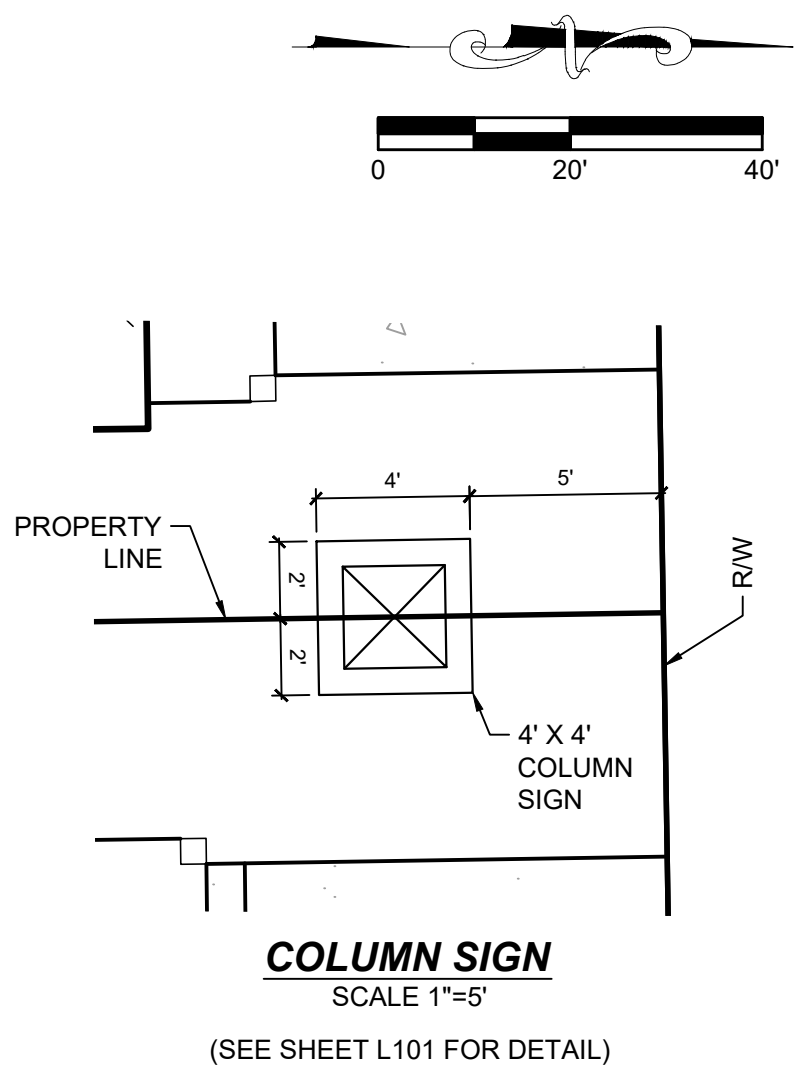


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Project No: 24344  
 Sheet No:





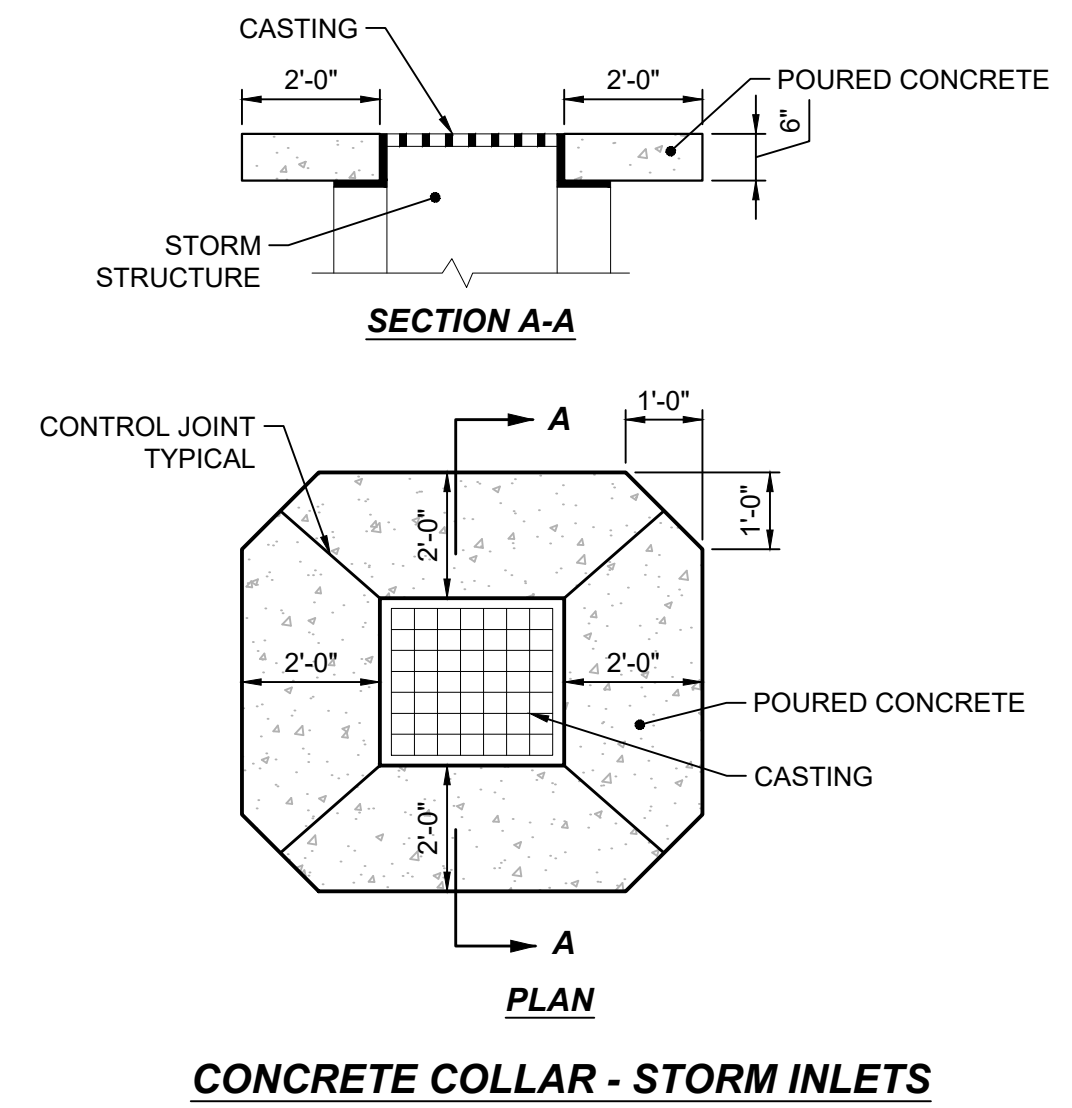
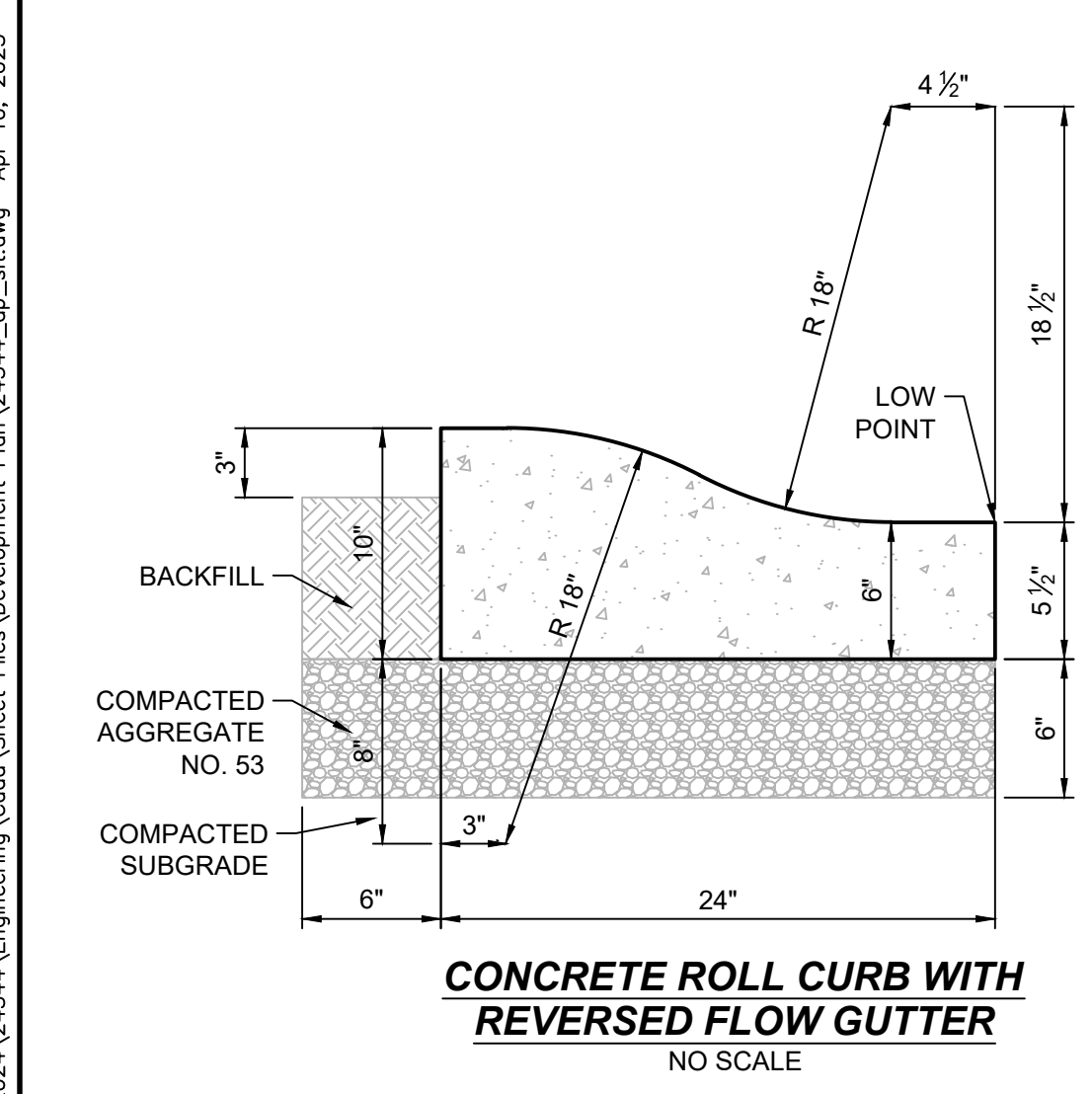
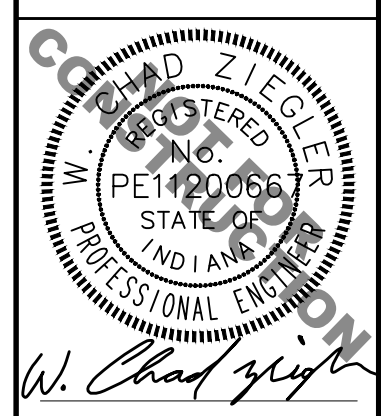


| Date       | Revisions |
|------------|-----------|
| 02-13-2025 |           |
| 04-01-2025 |           |
| 04-11-2025 |           |

| Designated | By  | Check | Date |
|------------|-----|-------|------|
| 1          | LF  |       |      |
| 2          | SJH |       |      |
| 3          | LF  |       |      |

**SITE LAYOUT PLAN**  
**TOWNS AT HOBBS STATION**  
**WASHINGTON TOWNSHIP**  
**PLAINFIELD, INDIANA**



**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.
- Plans shall be bid as a working system. Any errors or omissions shall be brought to the attention of the Engineer prior to construction. In the event of the Contractor's failing to give such notice, they shall be held responsible for the results of any such errors or omissions, and the cost of rectifying the same.
- Structural fill shall be compacted in maximum 6" lifts to 95% standard proctor.
- 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). Handicap ramps shall not exceed 1/12 slope and 2% cross slope or the latest requirements of the Americans with Disabilities Act (ADA).
- 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".

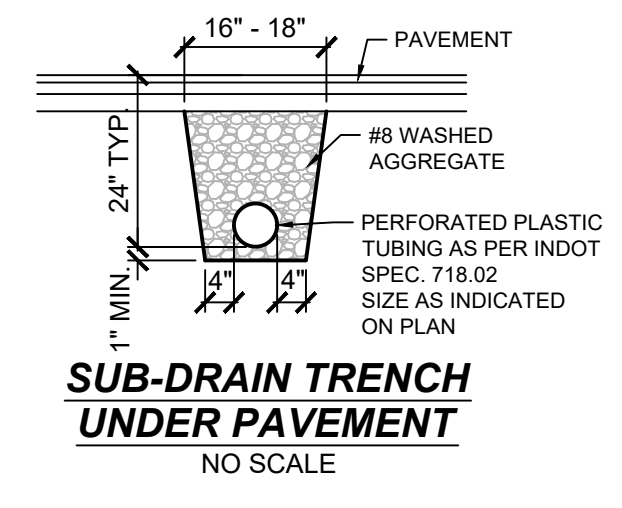
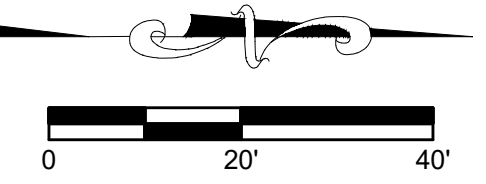
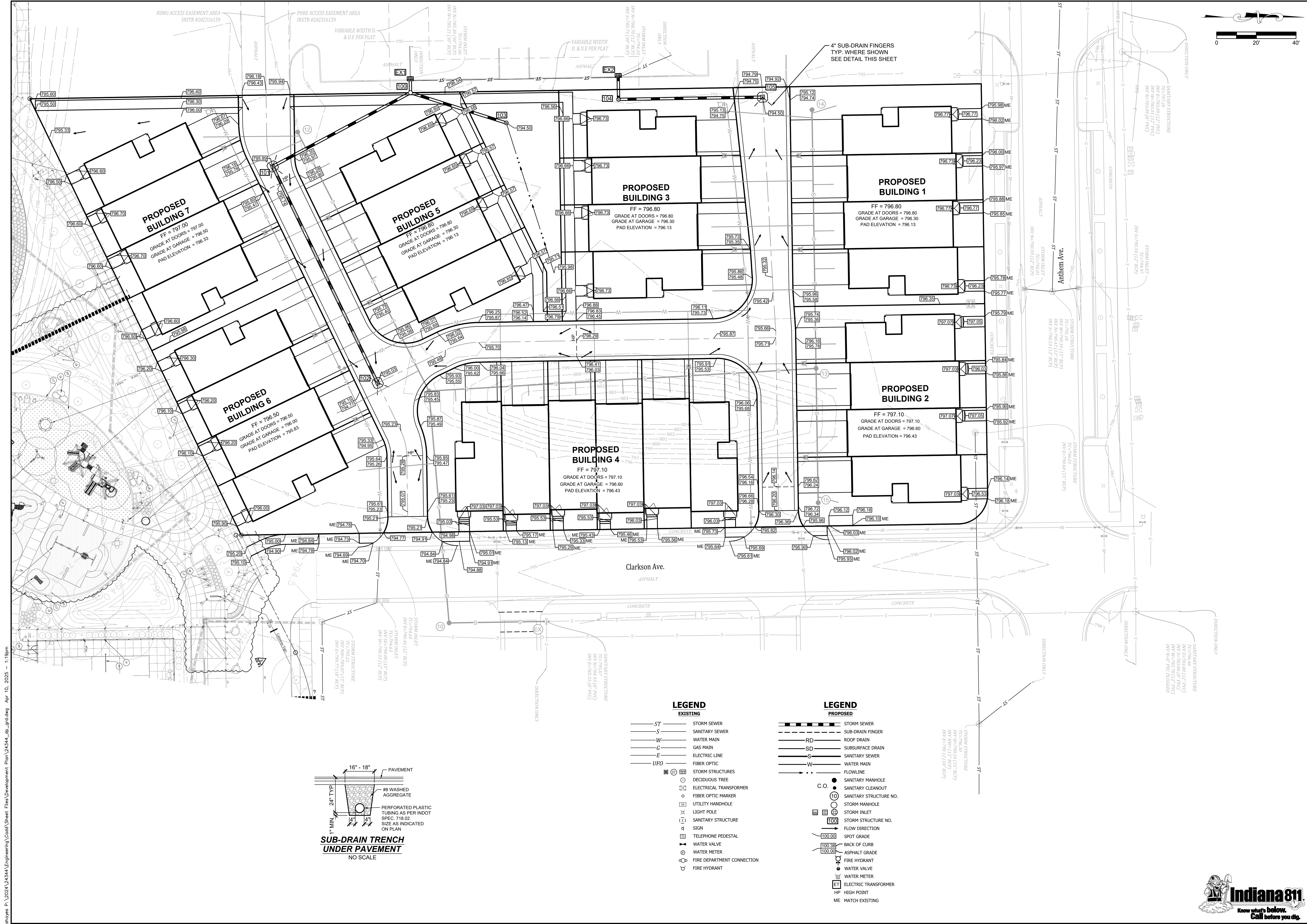
**PLAN NOTES**

- (A) LOCAL RESIDENTIAL STREET ASPHALT PAVEMENT SECTION SEE SHEET 03 OF 27 OF THE TOWN OF PLAINFIELD STANDARDS
- (B) ENTRANCE PAVEMENT, SEE DETAIL DS-R01 ON THE TOWN OF PLAINFIELD STANDARDS
- (C) CONCRETE SIDEWALK, SEE DETAIL ON THE TOWN OF PLAINFIELD STANDARDS
- (D) CONCRETE DRIVEWAY
- (E) ACCESSIBLE RAMP, SEE DETAILS ON THE TOWN OF PLAINFIELD STANDARDS
- (F) REVERSE ROLL CURB, SEE DETAIL THIS SHEET
- (G) TAPER ROLL CURB TO PAVEMENT GRADE W/IN 2'
- (H) STOP SIGN, SEE DETAIL ON THE TOWN OF PLAINFIELD STANDARDS
- (I) 24" THERMOPLASTIC SOLID WHITE STOP BAR
- (J) 24" THERMOPLASTIC SOLID WHITE CROSS WALK
- (K) CONCRETE COLLAR, SEE DETAIL THIS SHEET
- (L) CLUSTER MAILBOX
- (M) COLUMN SIGN

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Project No: 24344  
Sheet No:





**LEGEND**  
EXISTING

- ST — STORM SEWER
- S — SANITARY SEWER
- W — WATER MAIN
- G — GAS MAIN
- E — ELECTRIC LINE
- UFO — FIBER OPTIC
- ⊕ — STORM STRUCTURES
- ⊙ — DECIDUOUS TREE
- ⊠ — ELECTRICAL TRANSFORMER
- — FIBER OPTIC MARKER
- ⊕ — UTILITY HANDHOLE
- ⊙ — LIGHT POLE
- ⊙ — SANITARY STRUCTURE
- ⊙ — SIGN
- ⊙ — TELEPHONE PEDESTAL
- ⊙ — WATER VALVE
- ⊙ — WATER METER
- ⊙ — FIRE DEPARTMENT CONNECTION
- ⊙ — FIRE HYDRANT

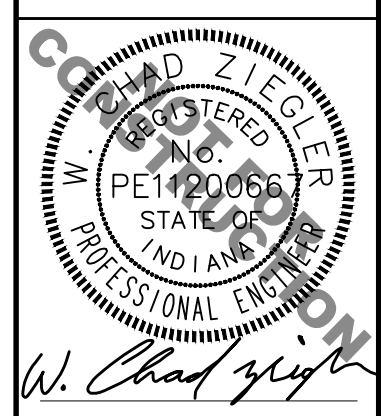
**LEGEND**  
PROPOSED

- ST — STORM SEWER
- SF — SUB-DRAIN FINGER
- RD — ROOF DRAIN
- SD — SUBSURFACE DRAIN
- S — SANITARY SEWER
- W — WATER MAIN
- — FLOWLINE
- — SANITARY MANHOLE
- — SANITARY CLEANOUT
- ⊙ — SANITARY STRUCTURE NO.
- ⊕ — STORM MANHOLE
- ⊕ — STORM INLET
- ⊕ — STORM STRUCTURE NO.
- — FLOW DIRECTION
- 100.00 — SPOT GRADE
- 100.38 — BACK OF CURB
- 100.00 — ASPHALT GRADE
- ⊙ — FIRE HYDRANT
- ⊙ — WATER VALVE
- ⊙ — WATER METER
- ⊕ — ELECTRICAL TRANSFORMER
- HP — HIGH POINT
- ME — MATCH EXISTING

| Date       | Revisions                                 |
|------------|---|
| 02-13-2025 | 1 REVISED PER IRC MEETING 02-06-2025      |
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| Designated | Scale  | Date       |
|------------|--------|------------|
| LFG        | 1"=20' | 02-13-2025 |
| SJH        |        |            |
| LFG        |        |            |

**GRADING AND DRAINAGE PLAN**  
**TOWNS AT HOBBS STATION**  
**WASHINGTON TOWNSHIP**  
**PLAINFIELD, INDIANA**

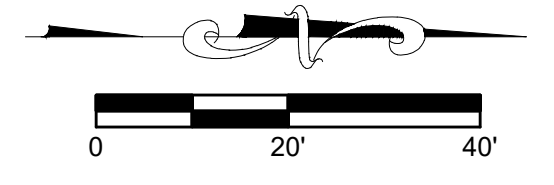
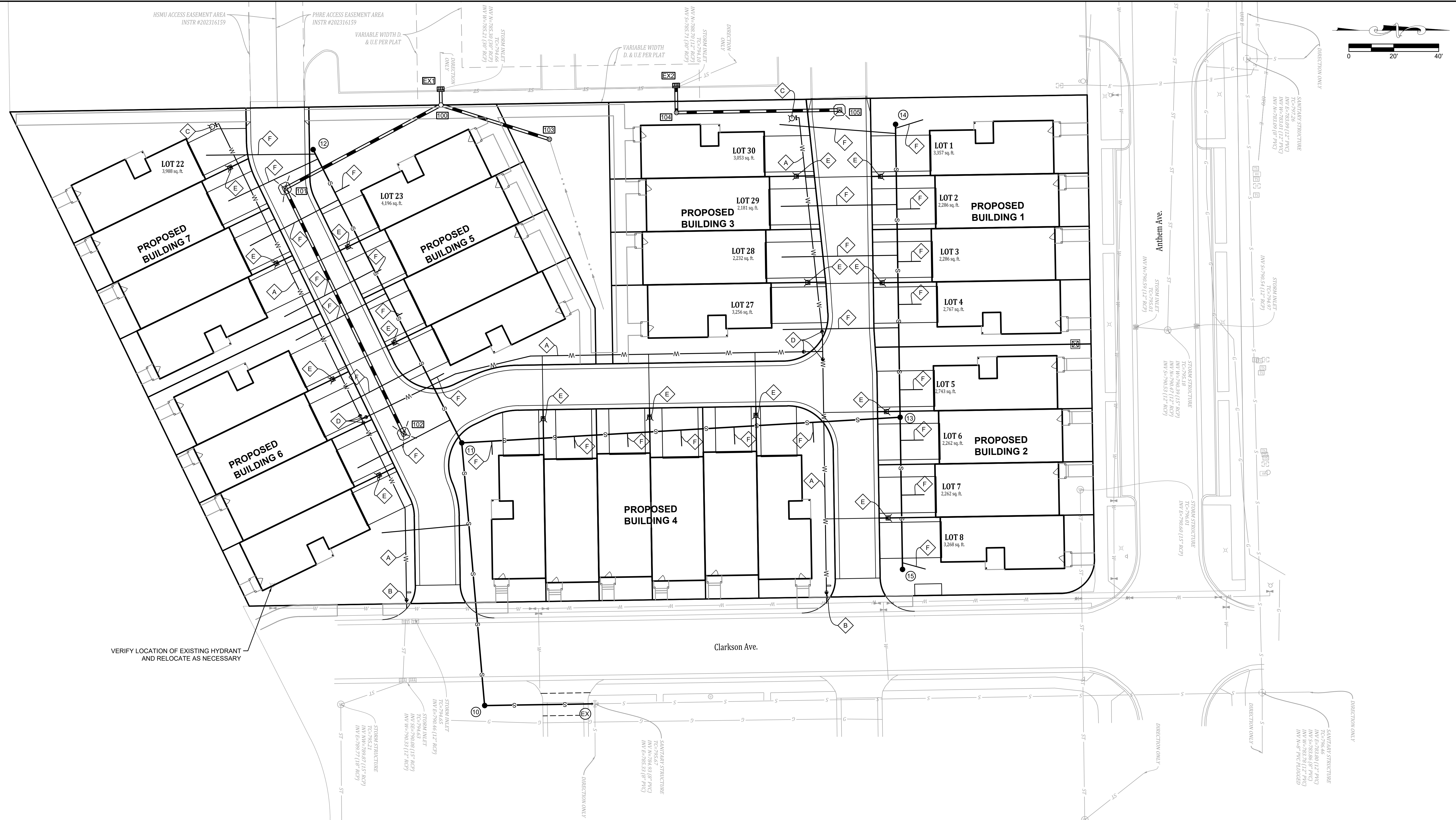


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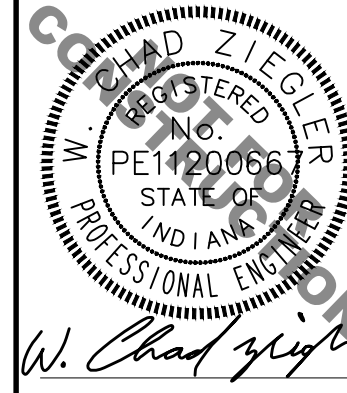
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| Date       | Revisions                                 |
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Designed: LFG  
 Drawn: S.J.H.  
 Checked: LFG  
 Scale: 1"=20'  
 Date: 02-13-2025

**UTILITY PLAN**  
**TOWNS AT HOBBS STATION**  
**WASHINGTON TOWNSHIP**  
**PLAINFIELD, INDIANA**



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 WEB: www.BanningEngineering.com

Project No: 24344  
 Sheet No: C300

**UTILITY PLAN NOTES**

- A 8" D.I. WATER MAIN
- B 8" TAPPING VALVE AND SLEEVE, PER TOWN OF PLAINFIELD STANDARDS
- C FIRE HYDRANT, PER TOWN OF PLAINFIELD STANDARDS
- D 8" VALVE, PER TOWN OF PLAINFIELD STANDARDS
- E DOUBLE WATER METER, PER TOWN OF PLAINFIELD STANDARDS
- F 6" PVC SDR 26 SANITARY LATERAL

**UTILITY PLAN GENERAL NOTES**

- Sanitary lateral saddle taps shall comply with detail DS-S02 on sheet 18 of 29 of the town of Plainfield Standard Details.
- Sanitary laterals shall be PVC SDR 26 per detail DS-S01 on sheet 18 of 29 of the Town of Plainfield Standard Details.
- A minimum horizontal distance of ten (10) feet shall be maintained between parallel water lines and sewer lines. Perpendicular or angled crossings of water and sewer lines shall generally be at a spacing of not less than eighteen (18) inches.
- For storm sewer structure and pipe information see Storm Profiles, sheet C320.
- See detail DS-S07 on sheet 18 of 29 of the Town of Plainfield Standard Details for sanitary clean out.
- Structure backfill is required when utility trench openings encroach with 5' of a street, private drive or sidewalk.

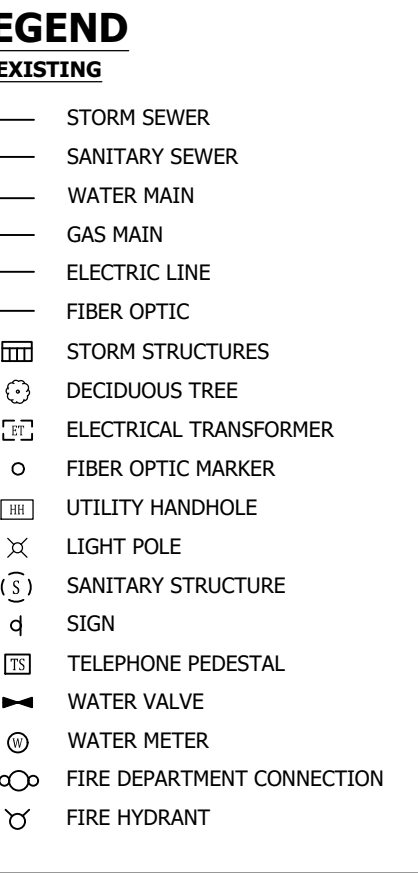
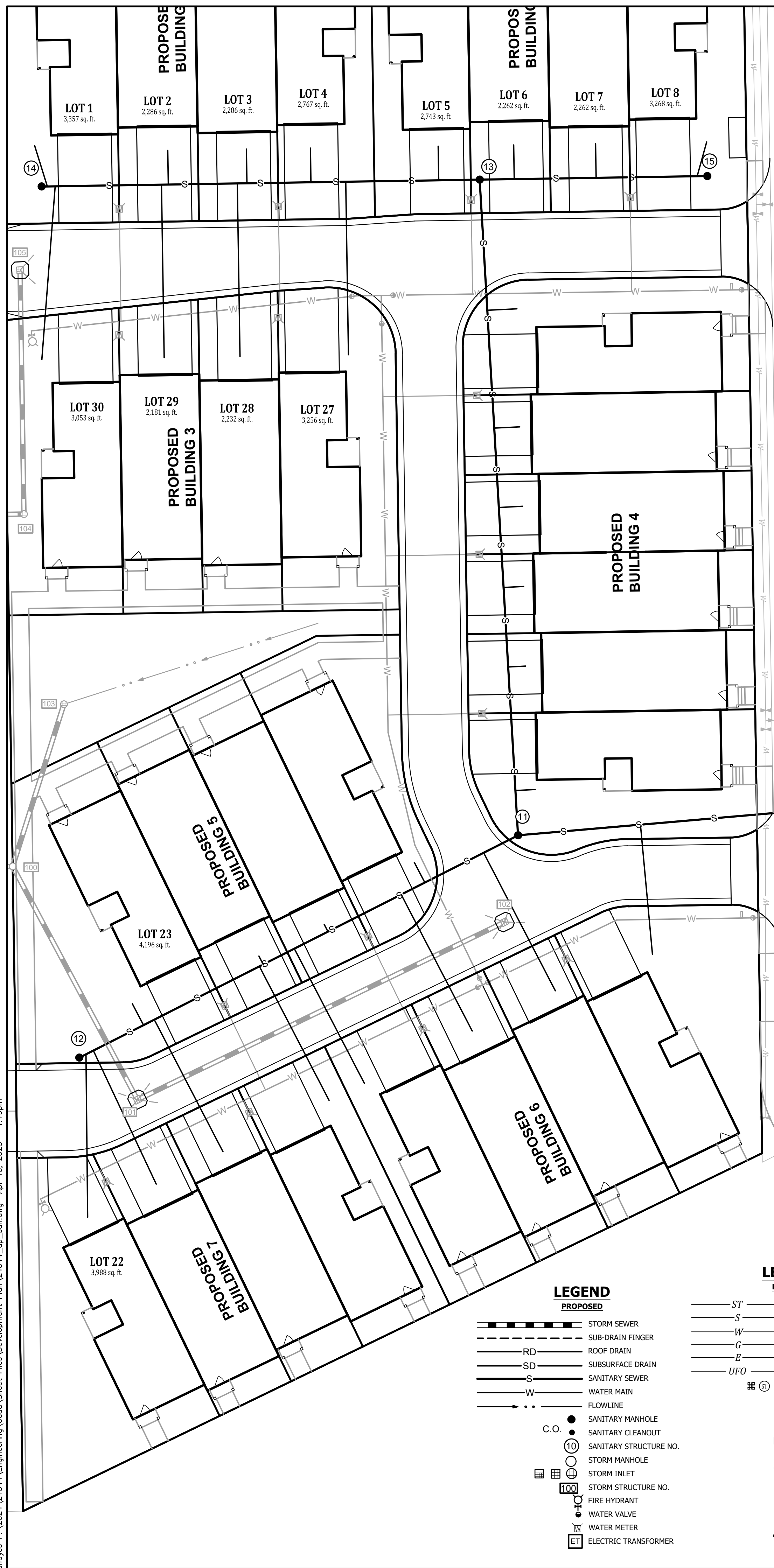
**LEGEND EXISTING**

- ST STORM SEWER
- S SANITARY SEWER
- W WATER MAIN
- G GAS MAIN
- E ELECTRIC LINE
- UFO FIBER OPTIC
- ⊕ STORM STRUCTURES
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- ⊙ TELEPHONE PEDESTAL
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ FIRE DEPARTMENT CONNECTION
- ⊙ FIRE HYDRANT

**LEGEND PROPOSED**

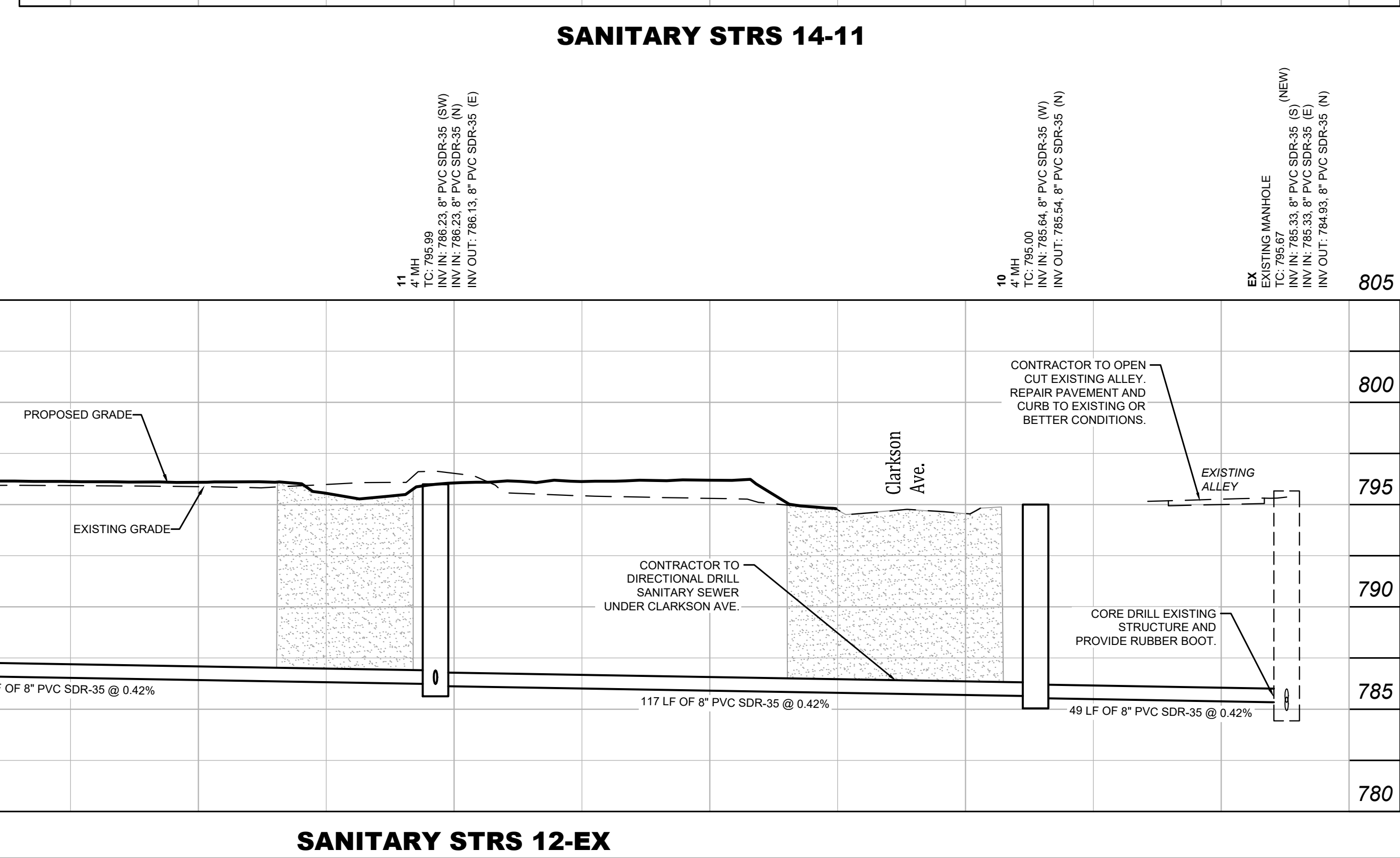
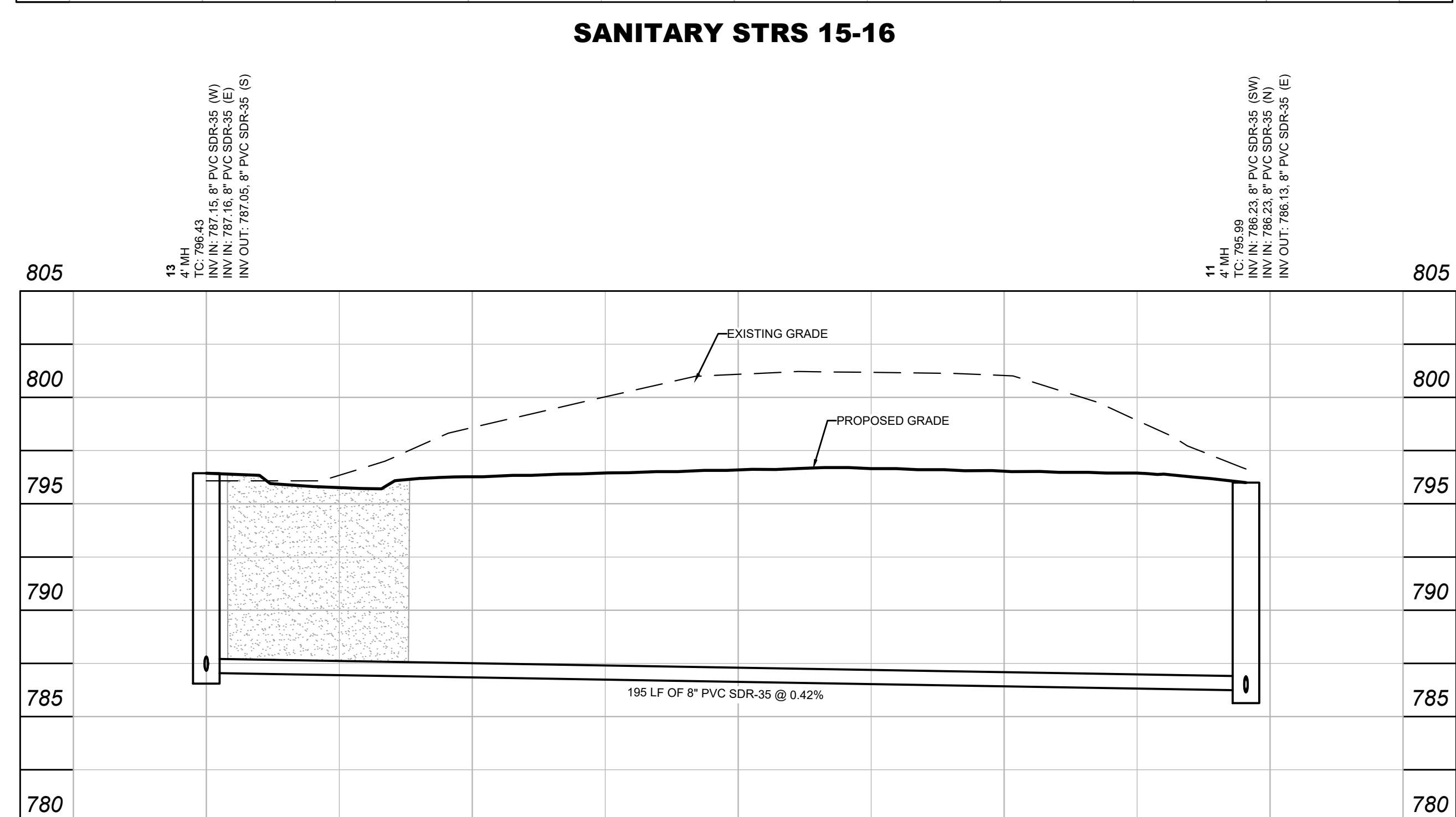
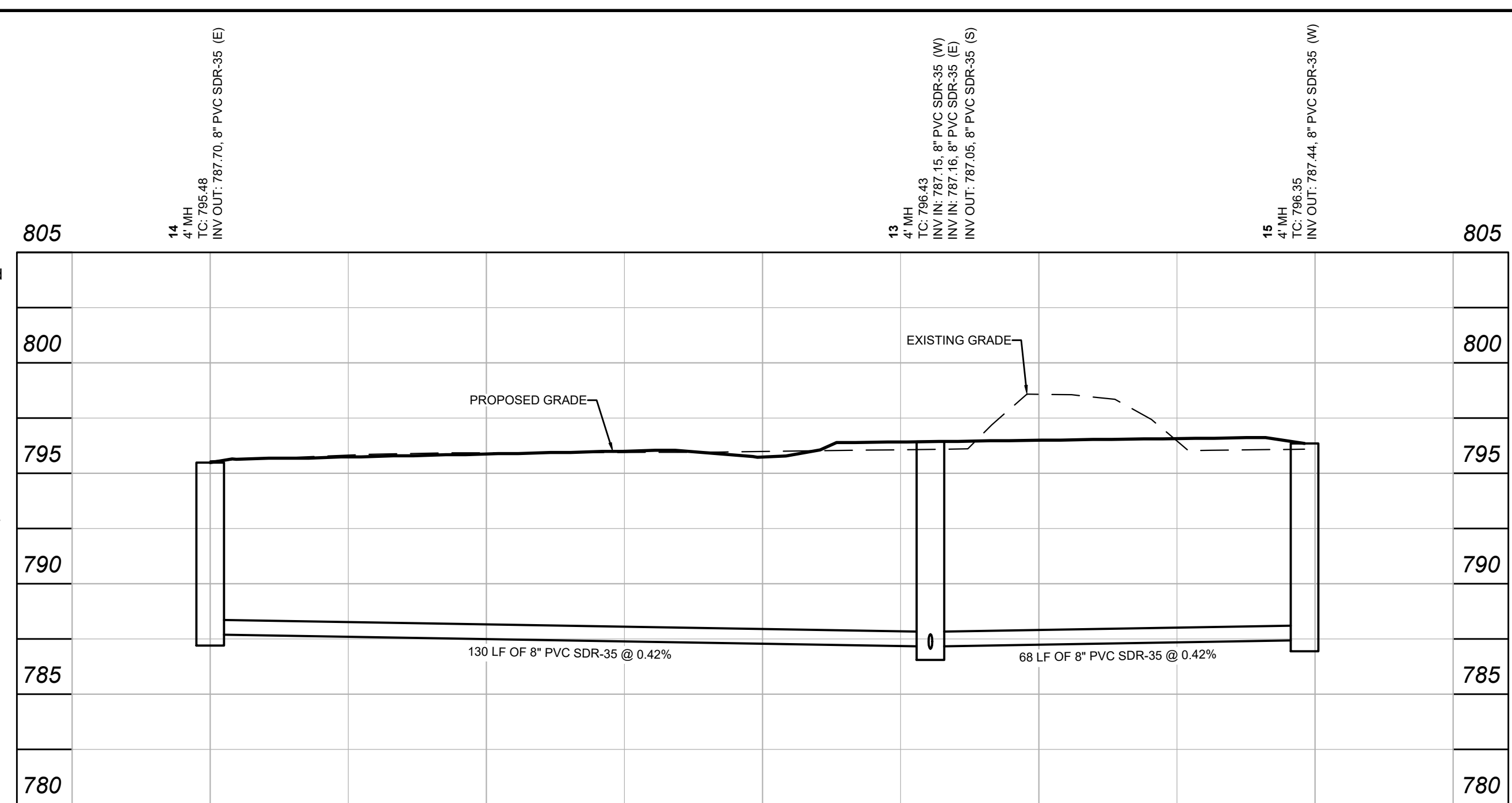
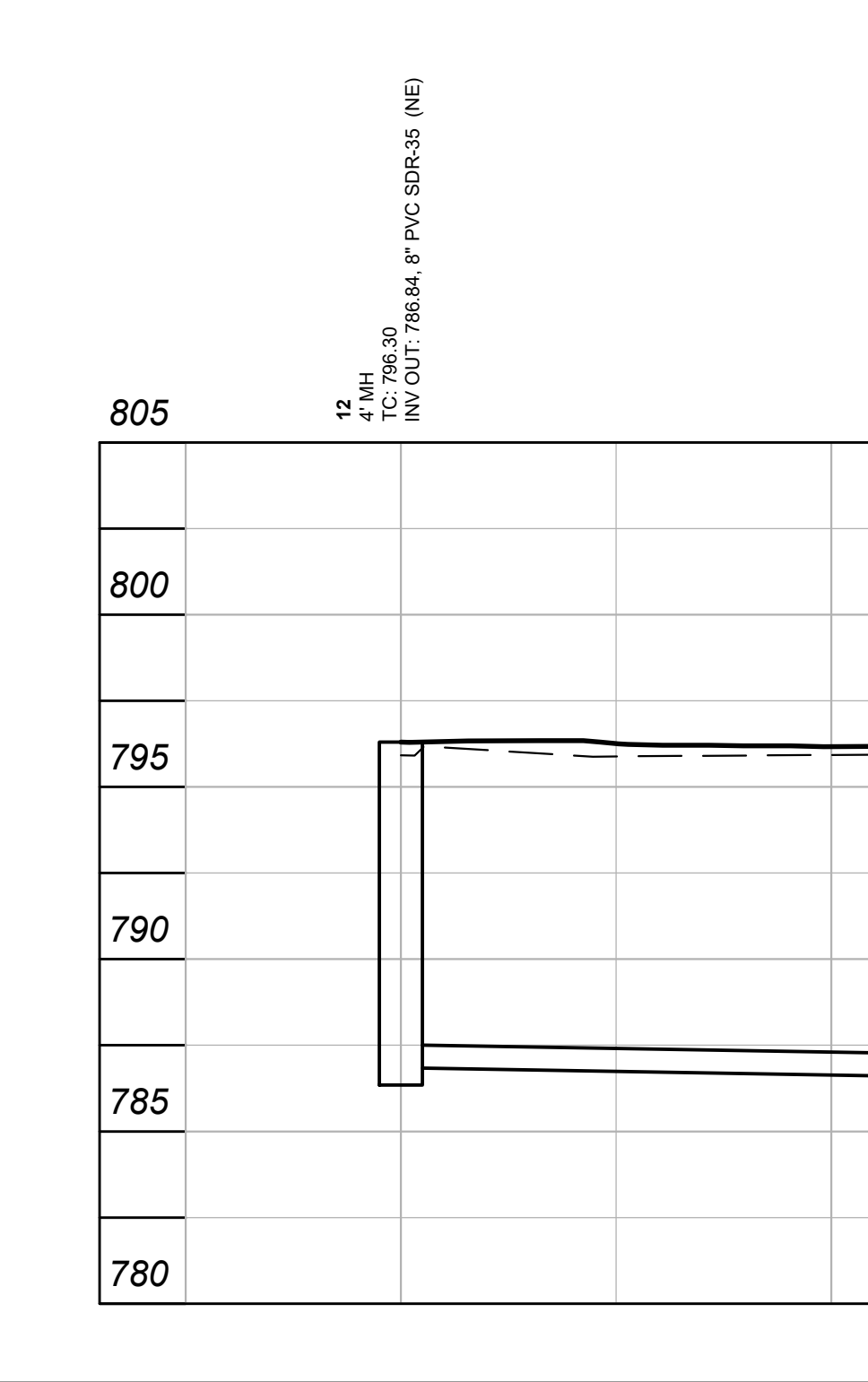
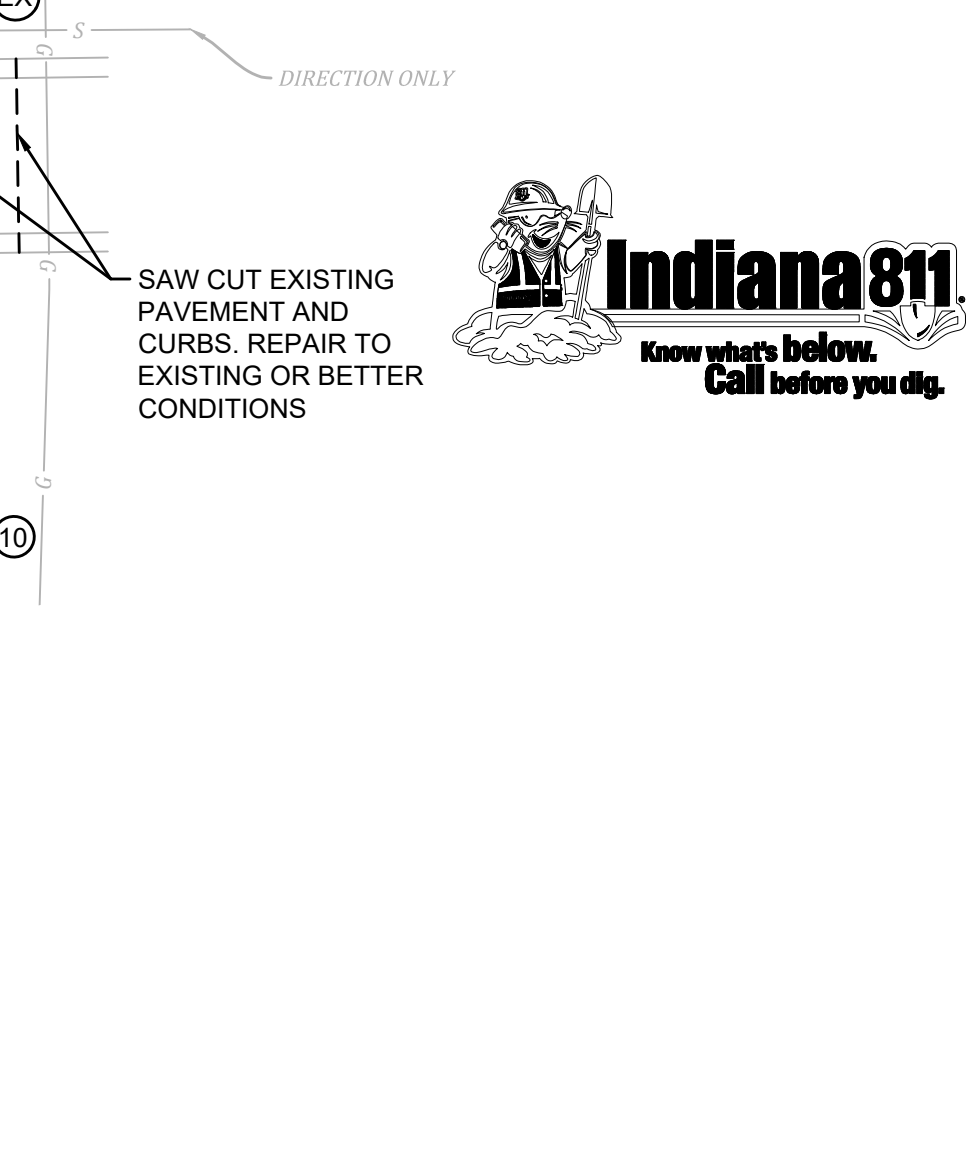
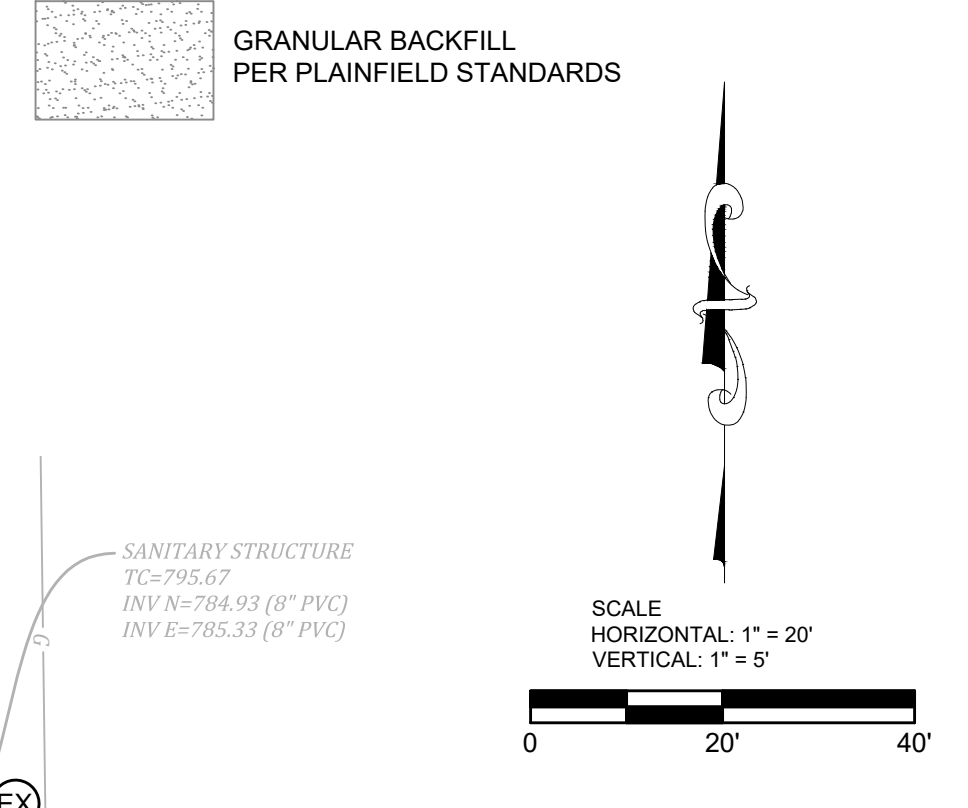
- ST STORM SEWER
- SD SUB-DRAIN FINGER
- RD ROOF DRAIN
- SD SUBSURFACE DRAIN
- S SANITARY SEWER
- W WATER MAIN
- FLOWLINE
- SANITARY MANHOLE
- SANITARY CLEANOUT
- ⊙ SANITARY STRUCTURE NO.
- ⊙ STORM MANHOLE
- ⊙ STORM INLET
- ⊙ STORM STRUCTURE NO.
- ⊙ FIRE HYDRANT
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ ELECTRIC TRANSFORMER





**SANITARY SEWER GENERAL NOTES**

- All sewers, manholes and castings shall be per Town of Plainfield.
- It shall be the contractors responsibility to field verify all utility locations before any construction begins.
- All construction activity on this site are to be performed in compliance with OSHA standards.
- Wye and laterals are stationed off of the street centerline stationing.
- All wye connections shall have a minimum of 5' extension connected to the wye, or laterals to the opposite side of the roadway shall be extended to the utility and drainage easement of the lot. The end of the laterals shall be plugged or capped with a above ground marker at the terminus of the lateral.
- Laterals to the opposite side of the roadway shall be extended to the utility and drainage easement of the lot.
- All sanitary sewer laterals that cross the street must be backfilled with full depth granular backfill.
- There is to be a minimum of 10 feet horizontal separation and 18 inches vertical separation between the sanitary sewer and the water line.
- Any sanitary sewer and storm sewer crossings with less than 2 feet of vertical separation shall be concrete encased.
- All sanitary sewer mains 15 feet and deeper use SDR 26 pipe. All other sanitary sewer mains use SDR 35 pipe.

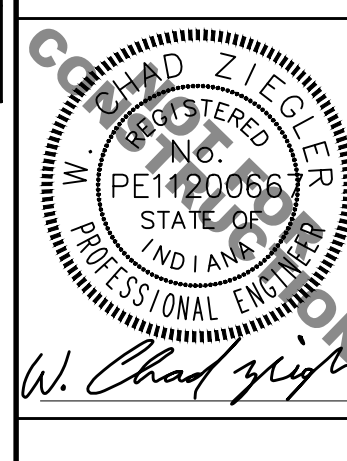


Revisions

| Date       | Revisions                                 |
|------------|---|
| 02-13-2025 | 1 REVISED PER IRC MEETING 02-06-2025      |
| 04-01-2025 | 2 REVISED PER IRC COMMENTS DATED 03-27-25 |
| 04-11-2025 | 3 REVISED PER IRC COMMENTS 04-08-2025     |

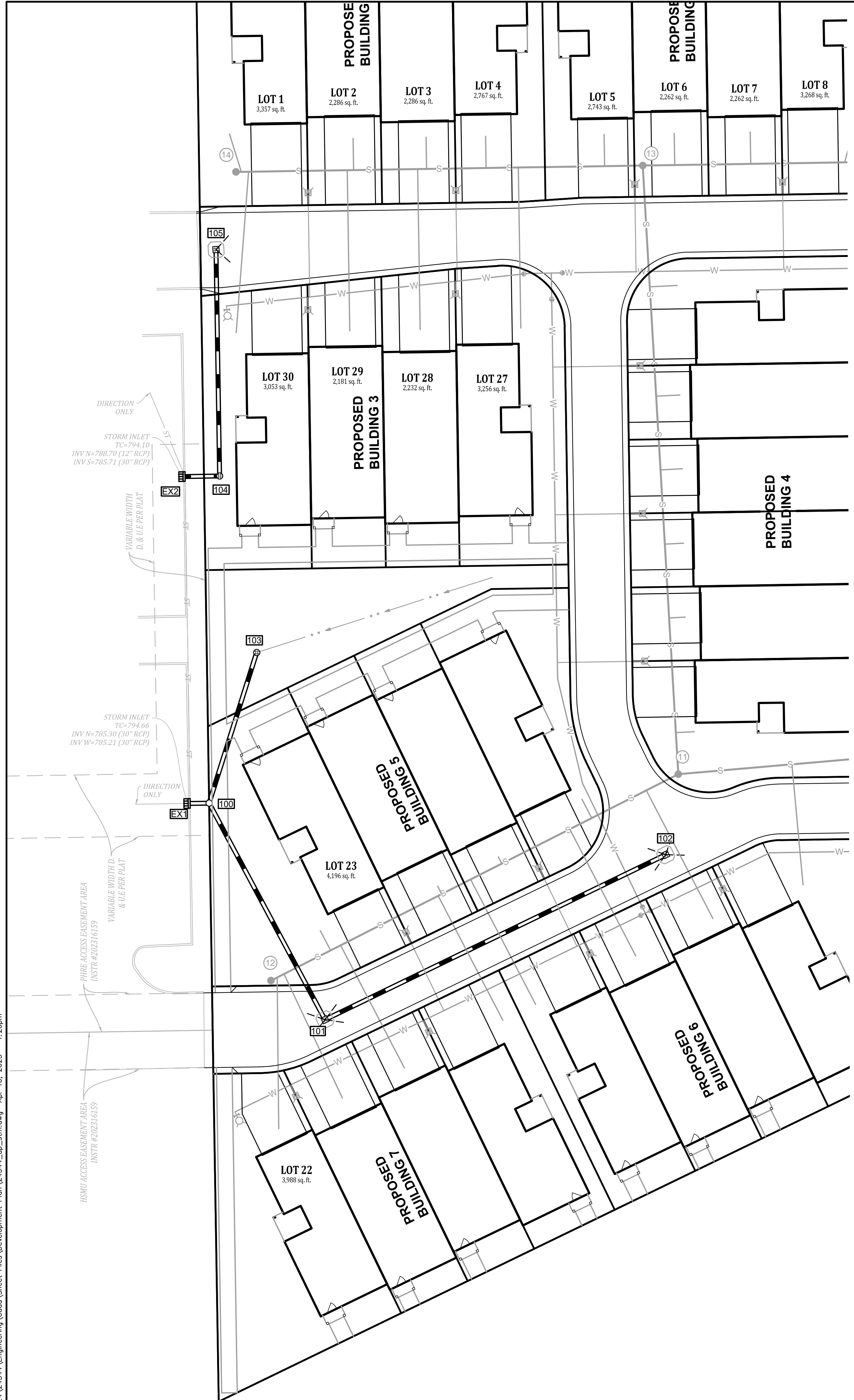
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Checked: S.J.H. LFG  
Scale: 1"=20'  
Date: 02-13-2025

**SANITARY SEWER PLAN AND PROFILES**  
**TOWNS AT HOBBS STATION**  
**WASHINGTON TOWNSHIP**  
**PLAINFIELD, INDIANA**



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Project No: 24344  
Sheet No: C310

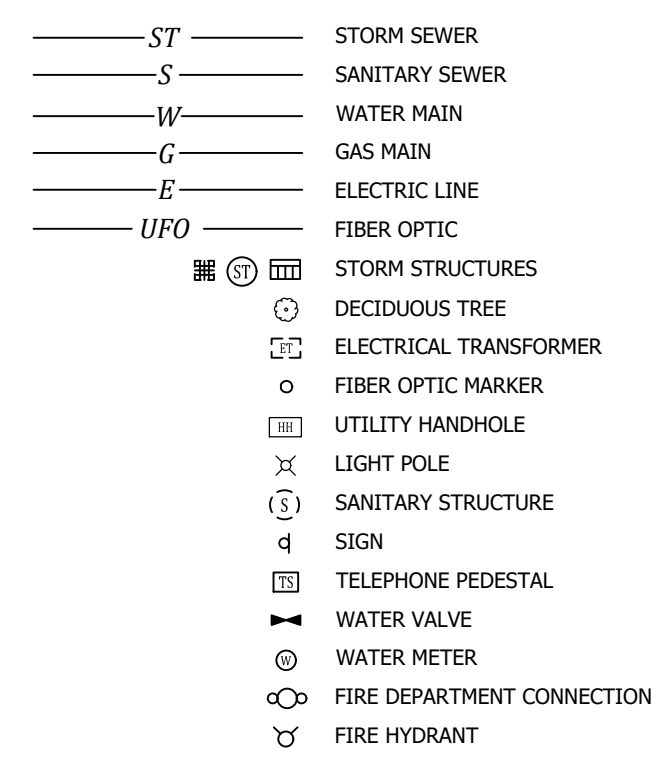


**STORM SEWER PLAN GENERAL NOTES**

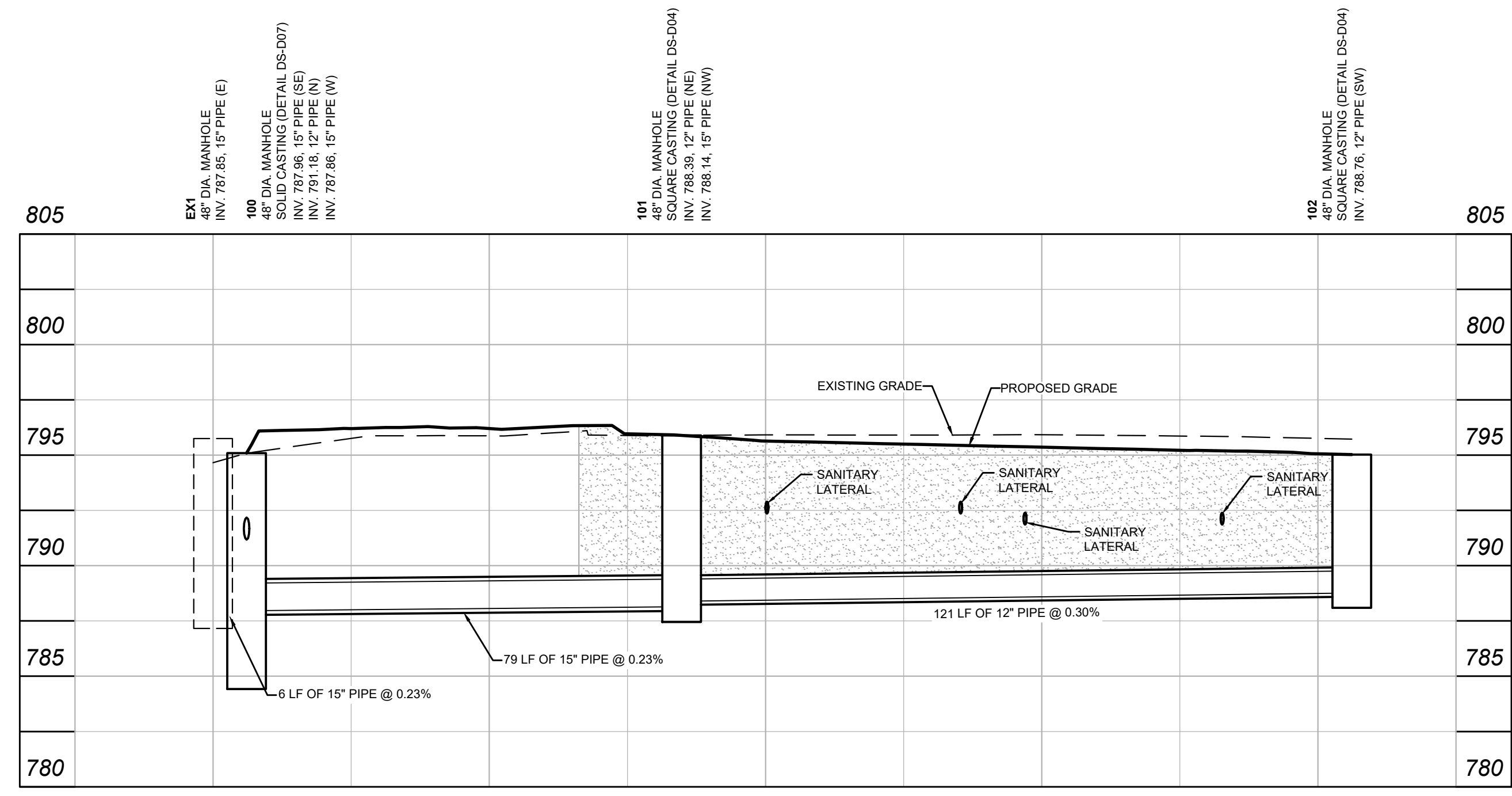
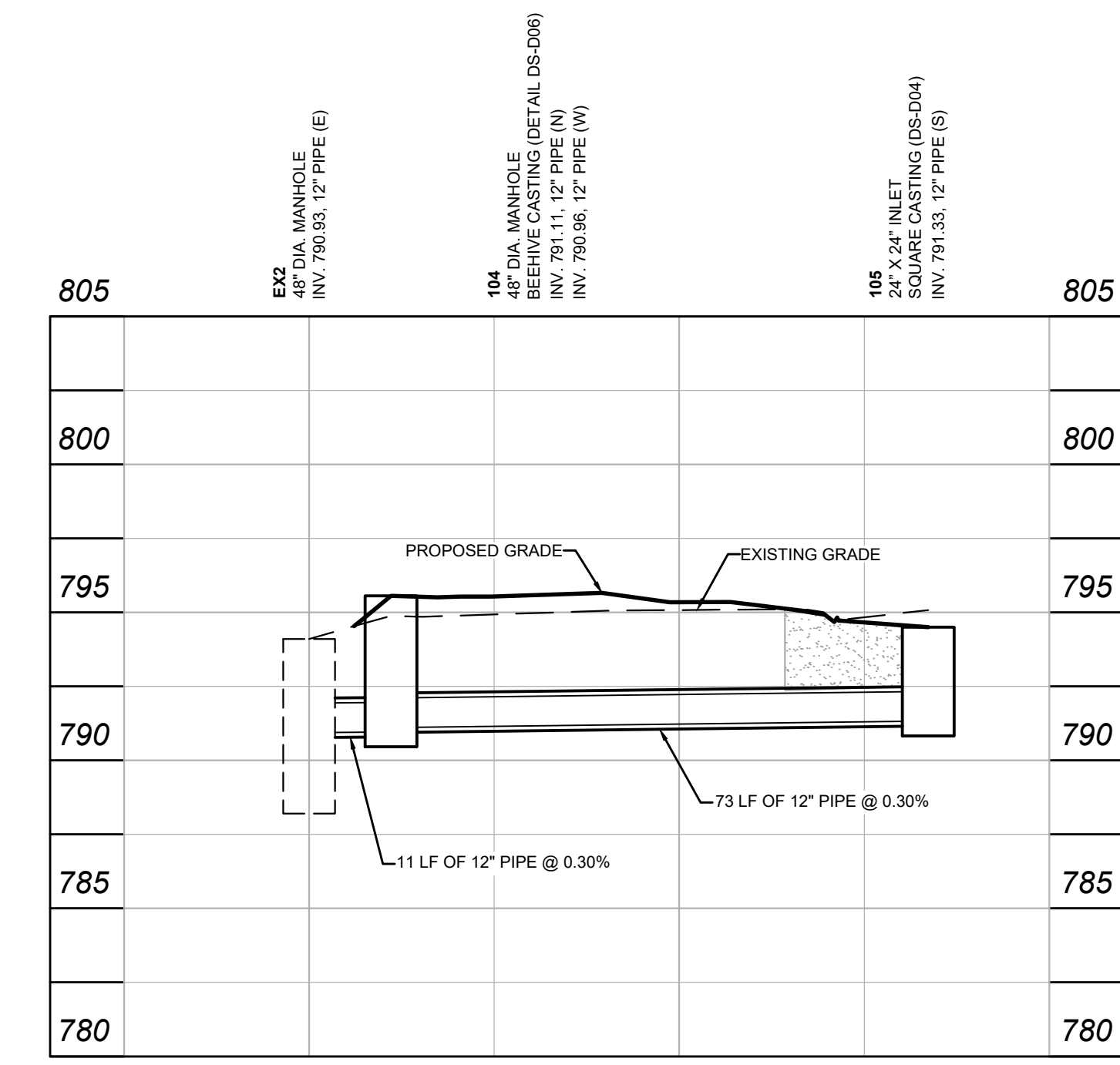
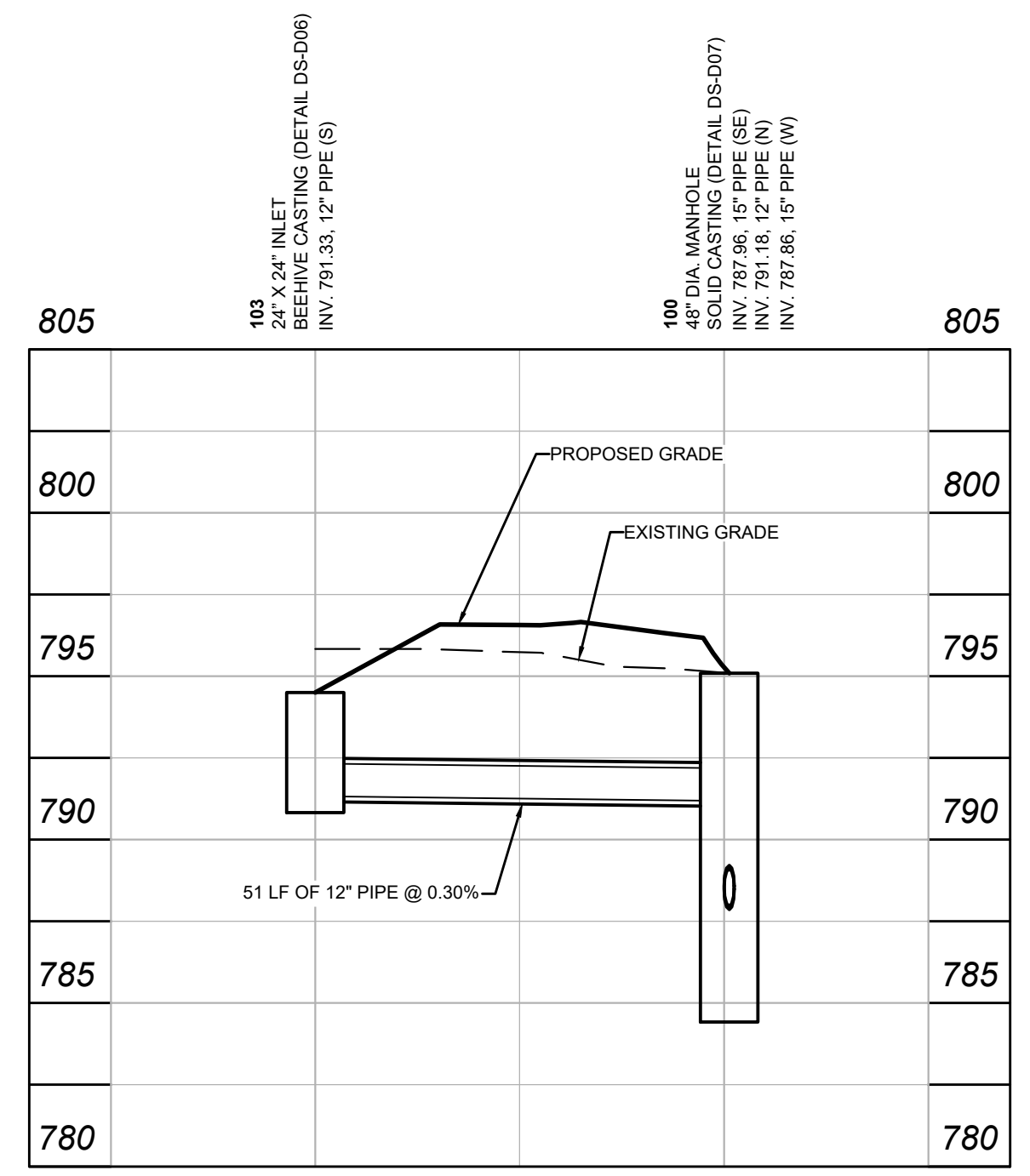
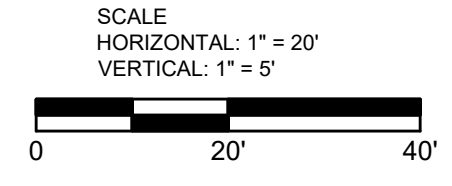
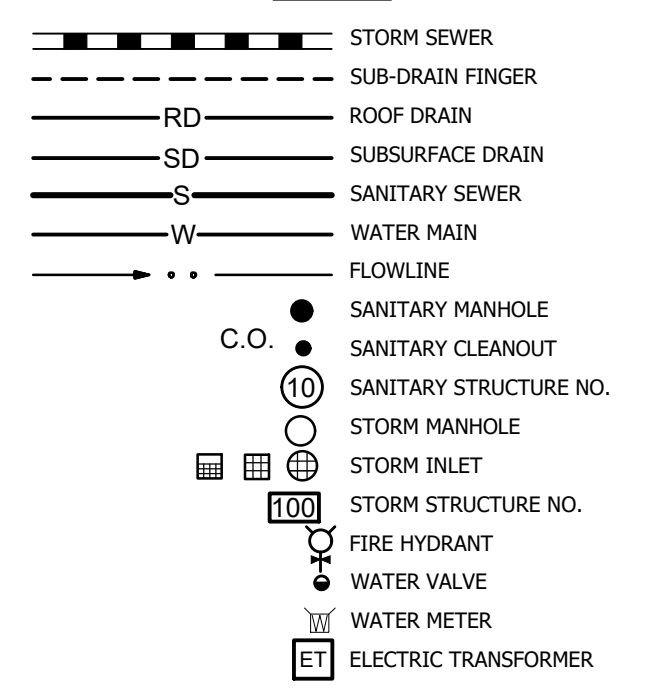
- All sewers, manholes and castings shall be per Town of Plainfield specifications.
- It shall be the contractors responsibility to field verify all utility locations before any construction begins.
- All construction activity on this site are to be performed in compliance with OSHA standards.
- There is to be a minimum of 10 feet horizontal separation and 18 inches vertical separation between the sanitary sewer and the water line.
- Any sanitary sewer and storm sewer crossings with less than 2 feet of vertical separation shall be concrete encased.
- All Casting to meet the Town of Plainfield Standard Details, Sheet 11 of 29.
- Structure backfill is required when utility trench openings encroach with 5' of a street, private drive or sidewalk.
- Flowable fill to be used for trench backfill when trench opening encroaches within 5' of an existing street, private drive, or sidewalk.

GRANULAR BACKFILL PER PLAINFIELD STANDARDS

**LEGEND**



**LEGEND**

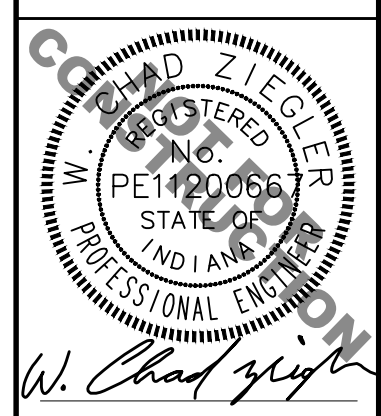


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| 04-11-2025 | 3 REVISED PER IRC COMMENTS 04-08-2025     |

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| LFG  | 1          | 1"=20' | 02-13-2025 |
| SJH  | 2          | 1"=20' | 02-13-2025 |
| LFG  | 3          | 1"=20' | 02-13-2025 |

**STORM SEWER PLAN AND PROFILES**  
**TOWNS AT HOBBS STATION**  
**WASHINGTON TOWNSHIP**  
**PLAINFIELD, INDIANA**

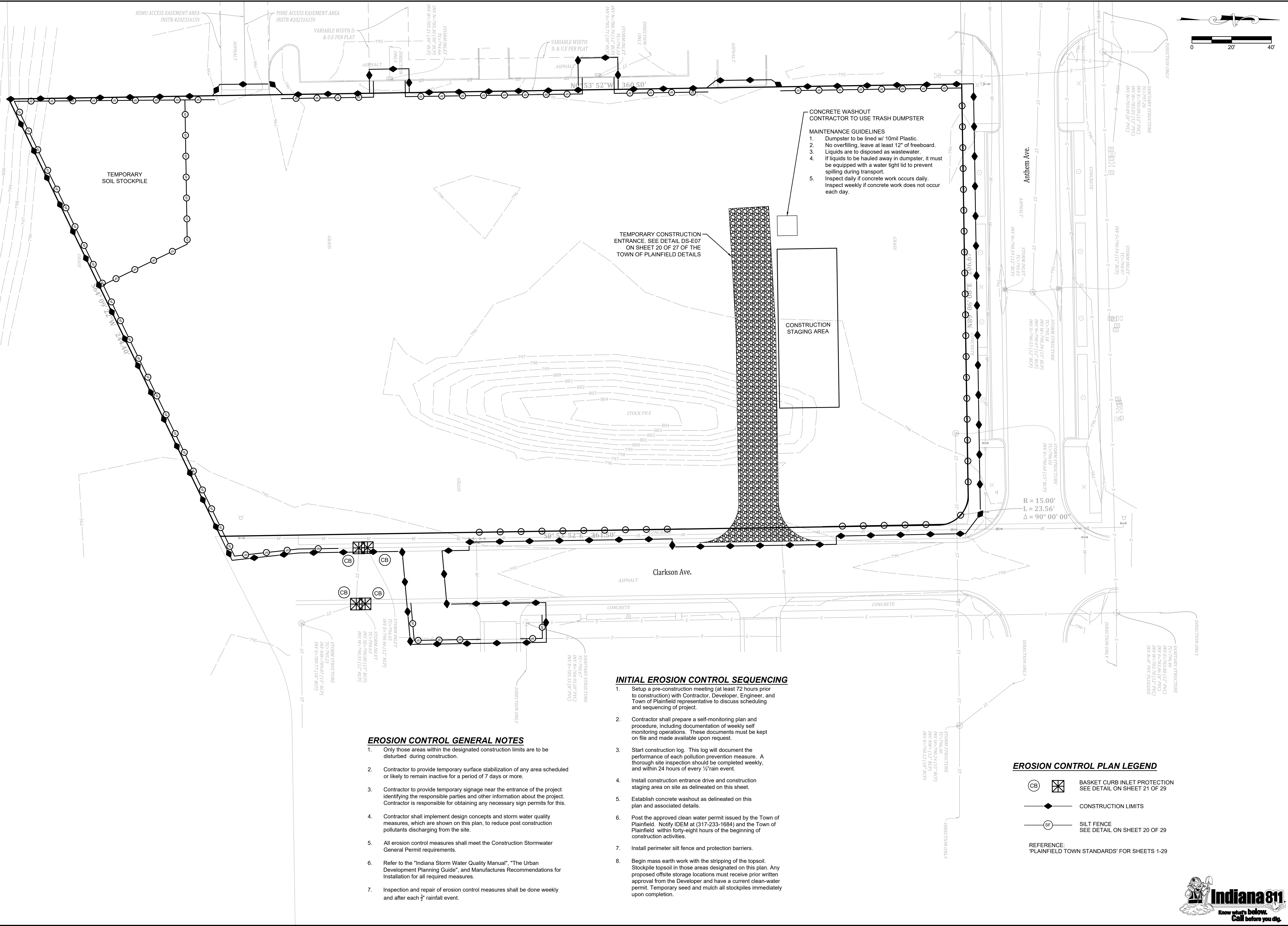


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Project No: 24344  
 Sheet No:



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**CONCRETE WASHOUT CONTRACTOR TO USE TRASH DUMPSTER**

**MAINTENANCE GUIDELINES**

1. Dumpster to be lined w/ 10mil Plastic.
2. No overfilling, leave at least 12" of freeboard.
3. Liquids are to be disposed as wastewater.
4. If liquids to be hauled away in dumpster, it must be equipped with a water tight lid to prevent spilling during transport.
5. Inspect daily if concrete work occurs daily. Inspect weekly if concrete work does not occur each day.

TEMPORARY CONSTRUCTION ENTRANCE. SEE DETAIL DS-E07 ON SHEET 20 OF THE TOWN OF PLAINFIELD DETAILS

CONSTRUCTION STAGING AREA

**INITIAL EROSION CONTROL SEQUENCING**

1. Setup a pre-construction meeting (at least 72 hours prior to construction) with Contractor, Developer, Engineer, and Town of Plainfield representative to discuss scheduling and sequencing of project.
2. Contractor shall prepare a self-monitoring plan and procedure, including documentation of weekly self monitoring operations. These documents must be kept on file and made available upon request.
3. Start construction log. This log will document the performance of each pollution prevention measure. A thorough site inspection should be completed weekly, and within 24 hours of every 1/2" rain event.
4. Install construction entrance drive and construction staging area on site as delineated on this sheet.
5. Establish concrete washout as delineated on this plan and associated details.
6. Post the approved clean water permit issued by the Town of Plainfield. Notify IDEM at (317-233-1684) and the Town of Plainfield within forty-eight hours of the beginning of construction activities.
7. Install perimeter silt fence and protection barriers.
8. Begin mass earth work with the stripping of the topsoil. Stockpile topsoil in those areas designated on this plan. Any proposed offsite storage locations must receive prior written approval from the Developer and have a current clean-water permit. Temporary seed and mulch all stockpiles immediately upon completion.

**EROSION CONTROL GENERAL NOTES**

1. Only those areas within the designated construction limits are to be disturbed during construction.
2. Contractor to provide temporary surface stabilization of any area scheduled or likely to remain inactive for a period of 7 days or more.
3. Contractor to provide temporary signage near the entrance of the project identifying the responsible parties and other information about the project. Contractor is responsible for obtaining any necessary sign permits for this.
4. Contractor shall implement design concepts and storm water quality measures, which are shown on this plan, to reduce post construction pollutants discharging from the site.
5. All erosion control measures shall meet the Construction Stormwater General Permit requirements.
6. Refer to the "Indiana Storm Water Quality Manual", "The Urban Development Planning Guide", and Manufacturers Recommendations for Installation for all required measures.
7. Inspection and repair of erosion control measures shall be done weekly and after each 1/2" rainfall event.

**EROSION CONTROL PLAN LEGEND**

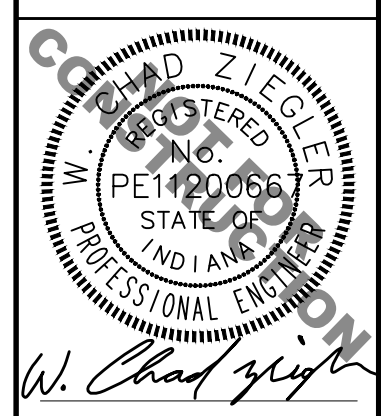
- BASKET CURB INLET PROTECTION SEE DETAIL ON SHEET 21 OF 29
  - CONSTRUCTION LIMITS
  - SILT FENCE SEE DETAIL ON SHEET 20 OF 29
- REFERENCE: 'PLAINFIELD TOWN STANDARDS' FOR SHEETS 1-29

| Date       | Revisions                                 |
|------------|---|
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| 3          |      |     |     |     |        |            |

**INITIAL EROSION CONTROL PLAN**  
**TOWNS AT HOBBS STATION**  
**WASHINGTON TOWNSHIP**  
**PLAINFIELD, INDIANA**



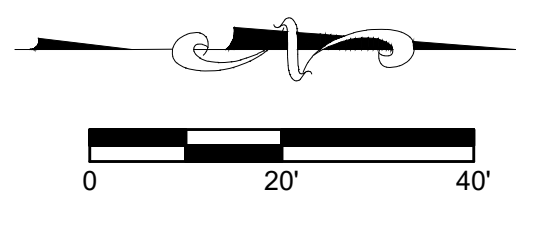
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 Sheet No:



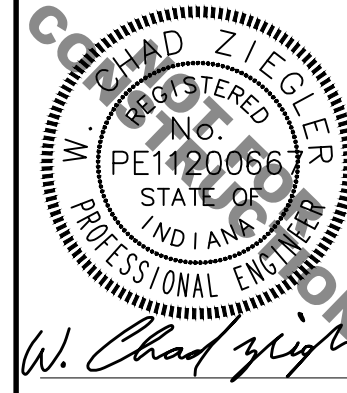
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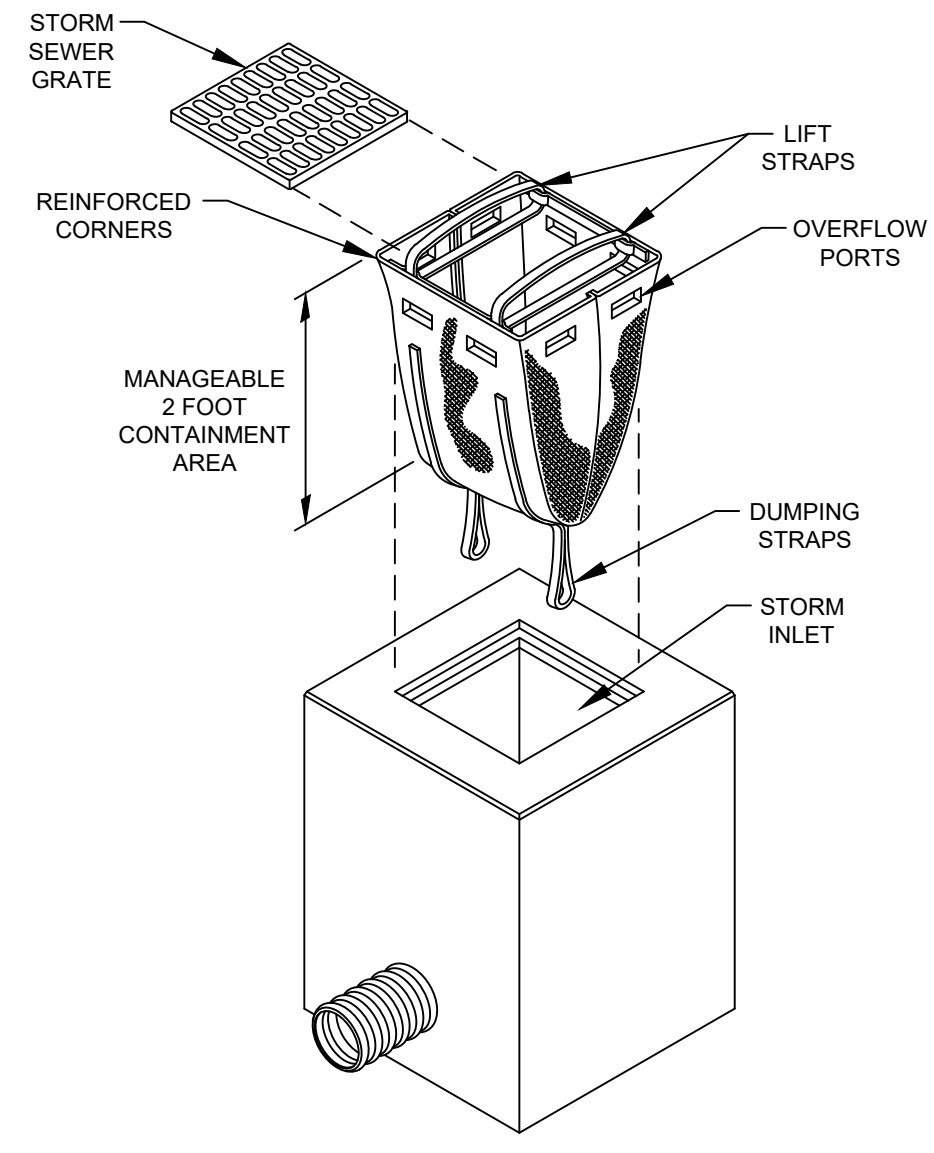
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Designed: LFG  
 Drawn: SJH  
 Checked: LFG  
 Scale: 1"=20'  
 Date: 02-13-2025



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Project No: 24344  
 Sheet No: C401



**INLET SACK PROTECTION**  
 NO SCALE

- Maintenance**
1. Remove all accumulated sediment and debris weekly or after each 1/2" rainfall event.
  2. Remove sediment from bag after bag is 1/3 full.
  3. If bag is damaged, remove bag and replace with new.

**EROSION CONTROL GENERAL NOTES**

1. Only those areas within the designated construction limits are to be disturbed during construction.
2. Contractor to provide temporary surface stabilization of any area scheduled or likely to remain inactive for a period of 7 days or more.
3. Contractor to provide temporary signage near the entrance of the project identifying the responsible parties and other information about the project. Contractor is responsible for obtaining any necessary sign permits for this.
4. Contractor shall implement design concepts and storm water quality measures, which are shown on this plan, to reduce post construction pollutants discharging from the site.
5. All erosion control measures shall meet the Construction Stormwater General Permit requirements.
6. Refer to the "Indiana Storm Water Quality Manual", "The Urban Development Planning Guide", and Manufacturers Recommendations for Installation for all required measures.
7. Inspection and repair of erosion control measures shall be done weekly and after each 1/2" rainfall event.

**FINAL EROSION CONTROL SEQUENCING**

1. Perform initial erosion control sequence.
2. Rough grade site, install erosion control measures as required.
3. Construct buildings.
4. Install sanitary sewers.
5. Install storm sewers. Install sediment barriers as storm sewers have been installed.
6. Install remaining utilities.
7. Finish grade streets, install curbs, stone base, concrete, and asphalt. Install inlet protection as pavement installation is completed.
8. Finish grade site and replace topsoil.
9. Install erosion control blankets with permanent seeding, and other erosion control measures as shown.
10. Temporarily seed and mulch all areas scheduled or likely to remain inactive for 7 days or more.
11. Permanent seed and mulch all disturbed areas not covered by erosion control blankets or temporary seeding measures.
12. After construction is completed, vegetation established and permission received from Town of Plainfield representative, remove temporary erosion control measures.

**EROSION CONTROL PLAN LEGEND**

- EB** EROSION CONTROL BLANKET WITH PERMANENT SEEDING (NORTH AMERICAN GREEN S-150) SEE DETAIL ON SHEET 21 OF 29
- PS** PERMANENT SEEDING & MULCHING SEE DETAIL ON SHEET 22 OF 29
- BG** MONARCH BUTTERFLY GARDEN AREA (SEE DEVELOPER FOR DETAILS)
- CB** CURB INLET BASKET SEE DETAIL ON SHEET 21 OF 29
- IB** INLET BASKET PROTECTION SEE DETAIL THIS SHEET
- IP** WELDED WIRE INLET PROTECTION SEE DETAIL ON SHEET 21 OF 29
- SF** SILT FENCE SEE DETAIL ON SHEET 20 OF 29
- CONSTRUCTION LIMITS**

REFERENCE: 'PLAINFIELD TOWN STANDARDS' FOR SHEETS 1-29



**Construction Plan - General Plan Components (Section A)**  
**A1 - Index of the location of required plan elements in the construction plan:**  
 The plan index should include a list of the required items in the CSPG and where they occur in the plan. Plan preparers often have their plan index mirror items in the IDEM standard plan review checklist. An M54 may have different requirements and plan expectations based on their local ordinance.  
**A2 - A vicinity map depicting the project site location in relationship to recognizable local landmarks, towns, and major roads:**  
 See Plan Set: Title Sheet, C100  
**A3 - Narrative of the nature and purpose of the project:**  
 Towns at Hobbs Station consists of construction of 7 buildings (30 townhomes) with appropriate drainage and utilities.  
**A4 - Latitude and longitude to the nearest fifteen (15) seconds:**  
 Longitude: 86°21'27.09" W  
**A5 - Legal description of the project site:**  
 See Plan Set: Overall Plan, C102  
**A6 - 11 X 17-inch plat showing building lot numbers/boundaries and road layout/names:**  
 Provided as attachment to this narrative.  
**A7 - Boundaries of the one hundred (100) year floodplains, floodway fringes, and floodways**  
 See FIRMette this sheet.

**A8 - Land use of all adjacent properties:**  
 North: Residential  
 South: Park  
 East: Residential  
 West: Senior Living  
**A9 - Identification of a U.S. EPA approved or established TMDL:**  
 None  
**A10 - Name(s) of the receiving water(s):**  
 Clarks Creek  
**A11 - Identification of discharges to a water on the current 303(d) list of impaired waters and the pollutant(s) for which it is impaired:**  
 Impairments: E. Coli  
**A12 - Soils map of the predominate soil types:**  
 See Plan Set: See this Sheet  
**A13 - Identification and location of all known wetlands, lakes, and water courses on or adjacent to the project site (construction plan, existing site layout):**  
 See Plan Set: Existing Topography, C101  
**A14 - Identification of any other state or federal water quality permits or authorizations that are required for construction activities:**  
 401 Water Quality Certification (IDEM): None  
 Section 404 Permit (USEPA): None  
 Construction Goodway (IDNR): None  
**A15 - Identification and delineation of existing cover, including natural buffers:**  
 See Plan Set: Existing Topography, C101  
**A16 - Existing site topography at an interval appropriate to indicate drainage patterns:**  
 See Plan Set: Existing Topography, C101  
**A17 - Location(s) where run-off enters the project site:**  
 Run-off enters on the SW and NE corners of the site.  
**A18 - Location(s) where run-off discharges from the project site prior to land disturbance:**  
 Run-off discharges the site at the SE and NW corners of the site.  
**A19 - Location of all existing structures on the project site:**  
 See Plan Set: Existing Topography, C101  
**A20 - Existing permanent retention or detention facilities, including manmade wetlands, designed for the purpose of stormwater management:**  
 See Plan Set: Existing Topography, C101  
**A21 - Locations where stormwater may be directly discharged into ground water, such as abandoned wells, sinkholes, or karst features:**  
 No known sinkholes, wells or karst features.  
**A22 - Size of the project area expressed in acres:**  
 2.177 Acres +/-  
**A23 - Total expected land disturbance expressed in acres:**  
 2.4 Acres +/-  
**A24 - Proposed final topography:**  
 See Plan Set: Grading and Drainage Plan, C110  
**A25 - Locations and approximate boundaries of all disturbed areas:**  
 Construction Limits, Initial and Final Erosion Control Plan, C400-C401  
**A26 - Locations, size, and dimensions of all stormwater drainage system such as culverts, stormwater sewer, and conveyance channels:**  
 See Plan Set: Storm Sewer Plan and Profiles, C320  
**A27 - Locations of specified points where stormwater and non-stormwater discharges will leave the project site:**  
 See Plan Set: Grading and Drainage Plan, C110  
**A28 - Location of all proposed improvements, including roads, utilities, lot delineation and identification, proposed structures, and common areas:**  
 See Plan Set: Grading and Drainage Plan, C110  
**A29 - Location of all on-site and off-site soil stockpiles and borrow areas:**  
 See Plan Set: Initial and Final Erosion Control Plan, C400-C401  
**A30 - Construction support activities that are expected to be part of the project:**  
 Support activities include the construction entrance and staging area.  
**A31 - Location of any in-stream activities that are planned for the project including, but not limited to, stream crossings and pump arounds:**  
 None  
**Stormwater Pollution Prevention - Construction Component (Section B)**  
**B1 - Description of the potential pollutant generating sources and pollutants, including all potential non-stormwater discharges:**  
 Silt and sediment from exposed soils, leaves, mulch, vehicular sources such as leaking fuel or oil, brake fluid, brake dust, antifreeze, trash, debris, biological agents found in trash, fertilizers, herbicides, pesticides, lime dust and concrete washout.  
**B2 - Stable construction entrance locations and specifications:**  
 For Location, See Plan Set: Initial Erosion Control Plan, C400  
 For Detail, See Plan Set: Town of Plainfield Standard Details, 21 of 29.  
**B3 - Specifications for temporary and permanent stabilization:**  
 Temporary seeding is required for any area left for 7 days or longer within this project, such as soil stockpiles. Temporary seeding is also required in areas that will be disturbed in future projects. This seeding will be placed after finish grading and topsoil replacement. Permanent seeding will be applied in areas under the solar panels after replacement of topsoil as described in the construction sequencing. For Locations See Plan Set: Initial and Final Erosion Control Plan, C400-C401  
 If construction carries beyond the normal construction season replace the temporary seeding with dormant seeding as specified on sheet 22 of 29 Plainfield Town Standards.  
**B4 - Sediment control measures for concentrated flow areas:**  
 Erosion control Blankets will be installed to reduce and collect sediment from concentrated flow.  
 For Locations see Plan Set: Final Erosion Control Plans, C401  
 For details See Plan Set: Erosion Control Details, Plainfield Town Standards, Sheets 23 of 29  
**B5 - Sediment control measures for sheet flow areas:**  
 Silt fence will be installed along the edge of the project to collect sediment runoff.  
 For Locations see Plan Set: Initial and Final Erosion Control Plans, C400 - C401  
 For details See Plan Set: Plainfield Town Standards, Sheet 20 of 29  
**B6 - Run-off control measures:**  
 Almost all of the erosion control measures used at this site can be viewed as runoff control measures, with the possible exception of the construction entrance and the concrete washout area, in that they either reduce the velocity, such as silt fence, and inlet protection measures or reduce the energy of the runoff. Even erosion control blankets could be said to be a runoff control measure in that they certainly reduce the erosiveness of the runoff.  
 For Locations see Plan Set: Initial and Final Erosion Control Plans, C400 - C401  
 For details See Plan Set: Plainfield Town Standards, Sheets 20-23 of 29  
**B7 - Stormwater outlet protection location and specifications:**  
 This site drains to an existing storm sewer system which already has outlet protection installed.  
**B8 - Grade stabilization structure locations and specifications:**  
 None Required.  
**B9 - Dewatering applications and management methods:**  
**Description and Purpose**  
 Dewatering operations are practices that manage the discharge of pollutants when non-stormwater and accumulated precipitation must be removed from a work location so that construction work may be accomplished.  
**Suitable Applications**  
 These practices are implemented for discharges of non-stormwater from construction sites. Non-stormwaters include, but are not limited to, groundwater, water from coffers, water from diversions, and waters used during construction activities that must be removed from a work area. Practices identified in this section are also appropriate for implementation when managing the removal of accumulated precipitation (stormwater) from depressed areas at a construction site.  
**Limitations**  
 Site conditions will dictate design and use of dewatering operations. The controls discussed in this best management practice (BMP) address sediment only. The controls detailed in this BMP only allow for minimal settling time for sediment particles. Use only when site conditions restrict the use of the other control methods. Dewatering operations will require, and must comply with, applicable local permits.  
**Implementation**  
 Dewatering discharges must not cause erosion at the discharge point. A variety of methods can be used to treat water during dewatering operations. Several devices are presented below and provide options to achieve sediment removal. The size of particles present in the sediment and permit or receiving water limitations on sediment are key considerations for selecting sediment treatment option(s); in some cases, the use of multiple devices may be appropriate.  
**B10 - Measures utilized for work within waterbodies:**  
 None.  
**B11 - Maintenance guidelines for each proposed stormwater quality measure:**  
 Each Measure shall be inspected weekly and after each 1/2" rainfall event. Follow maintenance guidelines for each measure as specified in each relevant construction detail.  
 See Plan Set: Plainfield Standard Details, 20-23 of 29  
**B12 - Planned construction sequence that describes the implementation of stormwater quality measures in relation to land disturbance:**  
 See Plan Set: Initial and Final Erosion Control Plan, C400-C401  
**B13 - Provisions for erosion and sediment control on individual residential building lots regulated under the proposed project:**  
 N/A  
**B14 - Material handling and spill prevention and spill response plan meeting the requirements in 327 IAC 2-6.1:**  
**& B15 - Material handling and storage procedures associated with construction activity:**  
**MATERIAL HANDLING:**  
 1. The proper management and disposal of waste should be practiced on site at all times to reduce pollution of storm water runoff. Hazardous waste should always be disposed through a designated hazardous waste management or recycling facility.  
 2. Designate a waste collection area on-site that does not receive a substantial amount of runoff from upland areas and does not drain directly into a water body.  
 3. Keep products in original containers with original labels and material safety data information attached. Make sure products are properly sealed to prevent leaks and spills and stored in a weather proof self contained area away from heat, sparks and flames.  
 4. A program for recycling or disposal of materials associated with or from the project site shall be established by the contractor. All recycling containers shall be clearly labeled.  
 5. All construction activities are to be monitored and maintained by the contractor. As each new subcontractor comes on-site, the contractor will conduct and document a meeting to ensure awareness of the pollutant prevention program. Guidelines for proper handling, storage and disposal of construction site wastes shall be posted in the storage and use areas, and workers shall be trained in these practices.  
 6. Containers and equipment must be inspected regularly for leaks, corrosion, support or foundation failure, or any other signs of deterioration and must be tested for soundness. Any found to be defective should be repaired or replaced immediately.  
**SPILL PREVENTION PLAN:**  
**Purpose:**  
 The intention of this Spill Prevention, Control and Countermeasures (SPCC) is to establish the procedures and equipment required to prevent the discharge of oil and hazardous substances in quantities that violate applicable water quality standards, cause a sheen upon or discoloration of the surface of navigable waters or adjoining shorelines, or cause sludge or emulsion to be deposited beneath the surface of the water or adjoining shorelines. The Plan also establishes the activities required to mitigate such discharges (i.e., countermeasures) should they occur.  
**Definitions:**  
 Pollutant: means pollutant of any kind or in any form, including but not limited to sediment, paint, cleaning agent, concrete washout, pesticides, nutrients, trash, hydraulic fluids, fuel, oil, petroleum, fuel oil, sludge, oil refuse, and oil mixed with wastes other than dredged soil.  
**Discharge:**  
 Includes but is not limited to, any spilling, leaking, pumping, pouring, emitting, emptying, or dumping.  
**Navigable Waters:**  
 Means all waters of the United States that are connected with a navigable stream, lake, or sea.  
 (Note: This definition is usually interpreted to mean any wastewater (even normally dry wash or storm sewer) that eventually drains into a navigable stream.)

Plan Review and Amendments:  
 This Plan shall be reviewed and/or amended, if necessary, whenever there is a change in the design of the site, construction, operation, or maintenance which materially affects the site's potential for the discharge of regulated material.  
**Prediction of Potential Spills:**  
 1. Nearest Navigable Water: White Lick Creek  
 2. Drainage System: All storm drainage leaves the site by open ditches and closed storm systems to Clarks Creek.  
 3. Possible Spill Sources (During and post construction): Vehicular sources such as leaking fuel or oil, brake fluid, grease, antifreeze, trash and debris, biological agents found in trash and debris, fertilizers, household items including but not limited to cleaning agents, chemicals, paint, herbicides and pesticides.  
 4. Groundwater Contamination: The facility maintains NO above ground or under ground storage tanks at this site. Therefore, it is felt that there is little or no possibility of post construction groundwater contamination. The facility does have public sanitary sewer and public water.  
**Alert Procedures for Spills:**  
 1. Any personnel observing a spill will immediately instigate the following procedure:  
 a. Dialing "911" from any telephone.  
 b. Notify the appropriate emergency personnel.  
 2. The Emergency Coordinator will then take the following actions:  
 a. Barricade the area allowing no vehicles to enter or leave the spill zone.  
 b. Notify the Indiana Department of Environmental Management, Office of Emergency Response by calling the appropriate telephone number:  
 Office 317-233-7745  
 Toll Free 800-233-7745  
 Also the National Response Center at 800-424-8802 and provide the following information:  
 i. Time of observation of the spill  
 ii. Location of the spill  
 iii. Identity of material spilled  
 iv. Probable source of the spill  
 v. Probable time of the spill  
 vi. Volume of the spill and duration  
 vii. Present and anticipated movement of the spill  
 viii. Weather conditions  
 ix. Personnel at the scene  
 x. Action initiated by personnel  
 c. Notify the Plainfield Fire Territory Phone: 9-1-1  
 d. Notify the Town of Plainfield Police Department Phone: 9-1-1  
 e. Notify waste recovery contractor and clean-up supplies should be kept on site.  
 f. Coordinate and monitor cleanup until the situation has been stabilize and all spills have been eliminated.  
 g. Cooperate with the IDEM-OER on procedures and reports involved with the event.  
**Clean-up Parameters:**  
 1. The Developer shall be continually kept informed, maintain lists of qualified contractors and available Vac-trucks, tank pumpers and other equipment readily accessible for clean-up operations. In addition, a continually updated list of available absorbent materials and clean-up supplies should be kept on site.  
 2. All maintenance personnel will be made aware of techniques for prevention and containment of spills. They will be informed of the requirements and procedures outlined in this plan. They will be kept abreast of current developments or new information on the prevention of spills and /or necessary alterations to this plan.  
 3. If spills occur which could endanger human life, this becomes the primary concern. The discharge of the life saving protection function will be carried out by the local police and fire departments.  
 4. Absorbent materials which are used in cleaning up spilled materials, will be disposed of in a manner subject to the approval of the Indiana Department of Environmental Management. Flushing of spilled material with water will not be permitted unless so authorized by the Indiana Department of Environmental Management.

**ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES VEHICLE & EQUIPMENT MAINTENANCE**  
**Description and Purpose:**  
 Prevent or reduce the contamination of stormwater resulting from an vehicle and equipment maintenance by running a "dry and clean run". The best option would be to perform maintenance activities at an offsite facility. If this option is not available then work should be performed in designated areas only, while providing cover for materials stored outside, checking for leaks and spills, and containing and cleaning up spills immediately.  
**Suitable Applications:**  
 These procedures are suitable on all construction projects where an onsite yard area is necessary for storage and maintenance of heavy equipment and vehicles.  
**Limitations:**  
 Onsite vehicle and equipment maintenance should only be used where it is impractical to send vehicles and equipment offsite for maintenance and repair. Sending vehicles/equipment offsite should be done in conjunction with a Stabilized Construction Entrance/Exit. Outdoor vehicle or equipment maintenance is a potentially significant source of stormwater pollution. Activities that can contaminate stormwater include engine repair and service, changing or replacement of fluids, and outdoor equipment storage and parking (oil and grease).  
**Implementation:**  
 If maintenance must occur onsite, use designated areas, located away from drainage courses. Dedicated maintenance areas should be protected from stormwater runoff and runoff, and should be located at least 50 ft from downstream drainage facilities and watercourses.  
 Drip pans or absorbent pads should be used during vehicle and equipment maintenance work that involves fluids, unless the maintenance work is performed over an impermeable surface in a dedicated maintenance area.  
 Place a stockpile of spill cleanup materials where it will be readily accessible.  
**ADDITIONAL STORMWATER POLLUTION PREVENTION MEASURES (CONTINUED):**  
 All fueling trucks and fueling areas are required to have spill kits and/or use other spill protection devices.  
 Use absorbent materials on small spills. Remove the absorbent materials promptly and dispose of properly.  
 Inspect onsite vehicles and equipment daily at startup for leaks, and repair immediately, or remove from site.  
 Keep vehicles and equipment clean; do not allow excessive build-up of oil and grease.  
 Segregate and recycle wastes, such as greases, used oil or oil filters, antifreeze, cleaning solutions, automotive batteries, hydraulic and transmission fluids. Provide secondary containment and covers for these materials if stored onsite.  
 Train employees and subcontractors in proper maintenance and spill cleanup procedures.  
 Properly dispose of used oils, fluids, lubricants, and spill cleanup materials.  
 Do not place used oil in a dumpster or pour into a storm drain or watercourse.  
 Properly dispose of or recycle used batteries.  
 Do not bury used tires.  
 Repair leaks of fluids and oil immediately.  
 Keep ample supplies of spill cleanup materials onsite.  
 Maintain waste fluid containers in leak proof condition.  
**VEHICLE AND EQUIPMENT FUELING**  
**Description and Purpose:** Vehicle equipment fueling procedures and practices are designed to prevent fuel spills and leaks, and reduce or eliminate contamination of stormwater. This can be accomplished by using offsite facilities, fueling in designated areas only, enclosing or covering stored fuel, implementing spill controls, and training employees and subcontractors in proper fueling procedures.  
**Limitations:** Onsite vehicle and equipment fueling should only be used where it is impractical to send vehicles and equipment offsite for fueling. Sending vehicles and equipment offsite should be done in conjunction with a Stabilized Construction Entrance/Exit.  
**Implementation:** Use offsite fueling stations as much as possible. These businesses are better equipped to handle fuel and spills properly. Performing this work offsite can be as economical by eliminating the need for a separate fueling area at a site.  
 Discourage "topping off" of fuel tanks.  
 Absorbent spill cleanup materials and spill kits should be available in fueling areas and on fueling trucks, and should be disposed of properly after use.  
 Drip pans or absorbent pads should be used during vehicle and equipment fueling, unless the fueling is performed over an impermeable surface in a dedicated fueling area.  
 Use absorbent materials on small spills. Do not hose down or bury the spill. Remove the absorbent materials promptly and dispose of properly. Avoid mobile fueling of mobile construction equipment around the site; rather, transport the equipment to designated fueling areas.  
 Train employees and subcontractors in proper fueling and cleanup procedures.  
 Dedicated fueling areas should be protected from stormwater runoff and runoff and should be located at least 50 ft away from downstream drainage facilities and watercourses. Fueling must be performed on level grade areas.  
 Protect fueling areas with berms and dikes to prevent runoff, runoff, and to contain spills.  
 Nozzles used in vehicle and equipment fueling should be equipped with an automatic shutoff to control drips. Fueling operations should not be left unattended.  
**B10 - Measures utilized for work within waterbodies:**  
 None.  
 Federal, state, and local requirements should be observed for any stationary above ground storage tanks.  
 Vehicles and equipment should be inspected each day for use for leaks. Leaks should be repaired immediately or problem vehicles or equipment should be removed from the project site.  
 Keep ample supplies of spill cleanup materials onsite.  
 Immediately clean up spills and properly dispose of contaminated soil and cleanup materials.

**CONCRETE WASHOUT**  
 The following steps will help reduce stormwater pollution from concrete wastes:  
 Discuss the concrete management techniques described in this BMP (such as handling of concrete waste and washout) with the ready mix concrete supplier before any deliveries are made.  
 Incorporate requirements for concrete waste management into material supplies and subcontractor agreements.  
 Store dry and wet materials under cover, away from drainage areas.  
 Avoid mixing excess amounts of fresh concrete.  
 Perform washout of concrete trucks offsite or in designated areas only. Do not wash out concrete trucks into storm drains, open ditches, streets, or streams. Do not allow excess concrete to be dumped onsite, except in designated areas.  
 For onsite washout:  
 -Locate washout area at least 50 feet from storm drains, open ditches, or water bodies.  
 -Do not allow runoff from this area by constructing a temporary pit or bermed area large enough for liquid and solid waste. Liquid that accumulates in a washout area may be high in alkalinity and must be disposed of properly.  
 -Wash out wastes into the temporary pit where the concrete can set, be broken up, and then disposed properly.  
 -Avoid creating runoff by draining water to a bermed or level area when washing concrete to remove fine particles and expose the aggregate.  
 -Do not wash sweepings from exposed aggregate concrete into the street or storm drain. Collect and return sweepings to aggregate base stockpile or dispose in the trash.  
**SOLID WASTE MANAGEMENT**  
**Description and Purpose:** Solid waste management procedures and practices are designed to prevent or reduce the discharge of pollutants to stormwater from solid or construction waste by providing designated waste collection areas and containers, arranging for regular disposal, and training employees and subcontractors.  
 Suitable Applications: This BMP is suitable for construction sites where the following structures are generated or stored: Solid waste generated from trees and shrubs removed during land clearing, demolition of existing structures (rubble), and building construction.  
 Packaging materials including wood, paper, and plastic.  
 Scrap or surplus building materials including scrap metals, rubber, plastic, glass pieces and masonry products.

Domestic wastes including food containers such as beverage cans, coffee cups, paper bags, plastic wrappers, and cigarettes.  
 Construction wastes including brick, timber, steel and metal scraps, pipe and electrical cuttings, nonhazardous equipment parts, styrofoam and other materials from transport and package construction materials  
**Implementation:**  
 Select designated waste collection areas onsite.  
 Inform contractors that they will accept only watertight dumpsters for onsite use.  
 Inspect dumpsters for leaks and repair any dumpster that is not watertight.  
 Provide an adequate number of containers with lids or covers that can be placed over the container to keep rain out or to prevent loss of wastes when it is windy.  
 Plan for additional containers and more frequent pickup during the demolition phase of construction.  
 Collect site trash daily, especially during rainy and windy conditions.  
 Remove this solid waste promptly since erosion and sediment control devices tend to collect litter.  
 Make sure that toxic liquid wastes (used oils, solvents, and paints) and chemicals (acids, pesticides, additives, curing compounds) are not disposed of in dumpsters designated for construction debris.  
 Do not hose out dumpsters on the construction site. Leave dumpster cleaning to the trash hauling contractor.  
 Arrange for regular waste collection before containers overflow.  
 Clean up immediately if a container does spill.  
 Make sure that construction waste is collected, removed, and disposed of only at authorized disposal areas.  
 Incorporate requirements for solid waste management into builder and subcontractor agreements.  
 Littering on the project site should be prohibited.  
 To prevent clogging of the storm drainage system, litter and debris removal from drainage grates, trash racks, and ditch lines should be a priority.  
 Trash receptacles should be provided in the contractor's yard, field trailer areas, and at locations where workers congregate for lunch and break periods.  
 Litter from work areas within the construction limits of the project site should be collected and placed in watertight dumpsters at least weekly, regardless of whether the litter was generated by the contractor, the public, or others. Collected litter and debris should not be placed in or next to drain inlets, stormwater drainage systems, or watercourses.  
 Dumpsters of sufficient size and number should be provided to contain the solid waste generated by the project.  
 Full dumpsters should be removed from the project site and the contents should be disposed of by the trash hauling contractor.  
 Construction debris and waste should be removed from the site biweekly or more frequently as needed.  
 Construction material visible to the public should be stored or stacked in an orderly manner.  
 Stormwater runoff should be prevented from contacting stored solid waste through the use of berms, dikes, or other temporary diversion structures or through the use of measure to elevate waste site surfaces.  
 Solid waste storage areas should be located at least 50 ft. from drainage facilities and watercourses and should not be located in areas prone to flooding or ponding.  
 Inspection and Maintenance: Inspect construction waste area weekly.  
 Arrange for regular waste collection.  
**DEWATERING AND PUMPING OPERATIONS**  
**Description and Purpose:** Dewatering operations are practices that manage the discharge of pollutants when non-stormwater and accumulated precipitation must be removed from a work location so that construction work may be accomplished.  
**Suitable Applications:** These practices are implemented for discharges of non-stormwater from construction sites. Non-stormwaters include, but are not limited to, groundwater, water from coffers, water diversions, and waters used during construction activities that must be removed from a work area. Practices identified in this section are also appropriate for implementation when managing the removal of accumulated precipitation (stormwater) from depressed areas at a construction site.  
**Limitations:** Site conditions will dictate design and use of dewatering operations. The controls discussed in this best management practice (BMP) address sediment only. The controls detailed in this BMP only allow for minimal settling time for sediment particles. Use only when site conditions restrict the use of the other control methods. Dewatering operations will require, and must comply with, applicable local permits.  
**C1 - Description of pollutants and their sources associated with the proposed land use:**  
 Leaves, mulch, vehicular sources such as leaking fuel or oil, brake fluid, brake dust, grease, antifreeze, metals, rubber fragments, road grit, salts and sands, trash and debris, fertilizers, cleaning agents chemicals, paint, animal waste, elevated storm runoff temperatures, pesticides and pathogens.  
**C2 - Description of proposed post-construction stormwater measures:**  
**Vegetated Swales**  
 The vegetated swales installed during construction will slow runoff and act as a Slowing the runoff will not only allow sediment to drop out, but limit the ability for the storm water to erode and carry pollutants downstream.  
**Permanent Seeding**  
 Permanent seeding will be placed to act as a filter and to prevent erosion.  
**C3 - Plan details for each stormwater measure:**  
 For details See Plan Set: Plainfield Town Standards, Sheets 20-23 of 29  
**C4 - Sequence describing stormwater measure implementation.**  
 Reference Erosion Control Sequencing  
 See Plan Set: Initial and Final Erosion Control Plans, C400 - C401  
**Vegetated Swales**  
 They will be constructed during and following the mass grading of the site. They will be immediately stabilized with permanent seeding and mulch and erosion control blankets as shown on the plan. They will persist in the post construction phase as a permanent feature.  
**Permanent Seeding**  
 Permanent seeding will be placed within 7 days after final grading is completed.  
**C5 - Maintenance guidelines for proposed post-construction stormwater measures:**  
**Vegetated Swales**  
 The vegetated swales should be checked annually for issues related to performance. During this time trash should be removed, seed planted if necessary, and any erosion problems addressed. The grass in the swale should be kept at a 3"-4" height. Maintenance associated with the vegetated swale is the responsibility of the local landowner. The Homeowners Association should conduct the inspection and reminded Homeowners of maintenance needs.  
**Permanent Seeding**  
 Permanent seeding areas should be checked annually for issues related to performance. During this time plant seed if necessary and any erosion problems addressed. Trash should be removed on an as need basis. The grass should be kept to a 3" - 4" height. Maintenance is the responsibility of the local landowner.  
**Streets**  
 Street cleaning and trash collection will be part of the Home Owner Association normal right-of-way upkeep and will be done on an as needed basis. Streets should be monitored routinely and sweeps needed to remove as much sediment as possible before it reaches the grass waterway. This shall be done by the Home Owner Association.  
**C6 - Entity that will be responsible for operation and maintenance of the post-construction stormwater measures:**  
 Hobbs Station Townhomes Homeowners Association.

**National Flood Hazard Layer FIRMette**



| Map unit symbol                    | Map unit name   | Rating | Acres in ACI | Percent of ACI |
|------------------------------------|---|--------|--------------|----------------|
| CA                                 | Croby silt loam, fine sandy loam, 0 to 2 percent slopes | C/D    | 0.5          | 23.4%          |
| ThA                                | Treay silt clay loam, 0 to 1 percent slopes             | B/D    | 1.7          | 76.6%          |
| <b>Totals for Area of Interest</b> |   |        | <b>2.3</b>   | <b>100.0%</b>  |



| No. | PROBLEM OR CONCERN  | YES | NO | N/A |
|-----|---|-----|----|-----|
| 1.  | Is the site information posted at the entrance?   |     |    |     |
| 2.  | Are all necessary permits obtained and special provisions being implemented?                        |     |    |     |
| 3.  | Is a construction entrance installed? Is it effective? Is it enough?                                |     |    |     |
| 4.  | Are public and private streets cleaned?   |     |    |     |
| 5.  | Are appropriate practices installed where stormwater leaves the site?                               |     |    |     |
| 6.  | Is silt fence entrenched into the ground?   |     |    |     |
| 7.  | Is silt fence upright? Do fabric and stakes meet specifications? Is fabric in not too torn?         |     |    |     |
| 8.  | Is silt fence terminated to higher ground? Is it properly placed at ends?                           |     |    |     |
| 9.  | Are sediment basins and traps installed according to the plan?                                      |     |    |     |
| 10. | Are the pipes or rock spillway still functional?  |     |    |     |
| 11. | Is the earthwork for erosion and sediment control practices properly graded, seeded and/or mulched? |     |    |     |
| 12. | Is inlet protection installed on all functional inlets? (not filter fabric under grate)             |     |    |     |
| 13. | Is inlet protection measures installed so water does not flow under?                                |     |    |     |
| 14. | Are the frame, cross-bracing and/or stakes adequate and meet specifications?                        |     |    |     |
| 15. | Is the fabric, straw, mulch and/or stone intact without holes or tears?                             |     |    |     |
| 16. | Are catch basin insert protection installed where required?   |     |    |     |
| 17. | Has sediment been removed from the catch basin insert protection?                                   |     |    |     |
| 18. | Has swales and ditches been stabilized or protected?  |     |    |     |
| 19. | Are stormwater outlets adequately stabilized?   |     |    |     |
| 20. | Has temporary stabilization of disturbed ground been addressed?                                     |     |    |     |
| 21. | Has all disturbed areas that will be dormant for 7 days protected?                                  |     |    |     |
| 22. | Has all protected dormant areas met a minimum 70% coverage?   |     |    |     |
| 23. | Does growing vegetation have sufficient water and/or nutrients to grow?                             |     |    |     |
| 24. | Is permanent stabilization of disturbed ground progressing through the project?                     |     |    |     |
| 25. | Is final grading and stabilization progressing on completed areas?                                  |     |    |     |
| 26. | Has each basin insert protection installed where required?  |     |    |     |
| 27. | Has hard or soft armoring been installed where natural vegetation will erode?                       |     |    |     |
| 28. | Does water pumping operations have a protected outlet and is discharge water clear?                 |     |    |     |
| 29. | Has a designated washout been established for concrete trucks?                                      |     |    |     |
| 30. | Is a dumpster located onsite for trash disposal?  |     |    |     |
| 31. | Are onsite fuel tanks and other toxic materials safely stored and protected?                        |     |    |     |
| 32. | Are smaller construction sites not required to file a separate NOI complying with the overall plan? |     |    |     |

**EXAMPLE EVALUATION LOG SHEET**

EVALUATION FOR CONSTRUCTION PROJECTS  
 a. By the end of the next business day following each rainfall that exceeds 0.5".  
 b. A minimum of one (1) time per week

Project Name: \_\_\_\_\_  
 Name of Trained Individual: \_\_\_\_\_ Date of Inspection: \_\_\_\_\_  
 Is Evaluation following a rainfall? 0 yes 0 no If yes, date the rain stopped: \_\_\_\_\_ inches: \_\_\_\_\_

**NO PROBLEM OR CONCERN**

ALL PROBLEMS OR CONCERNS NEED TO BE ADDRESSED WITH A CORRECTIVE ACTION  
 Identify the problem by number and/or provide additional explanation as needed.

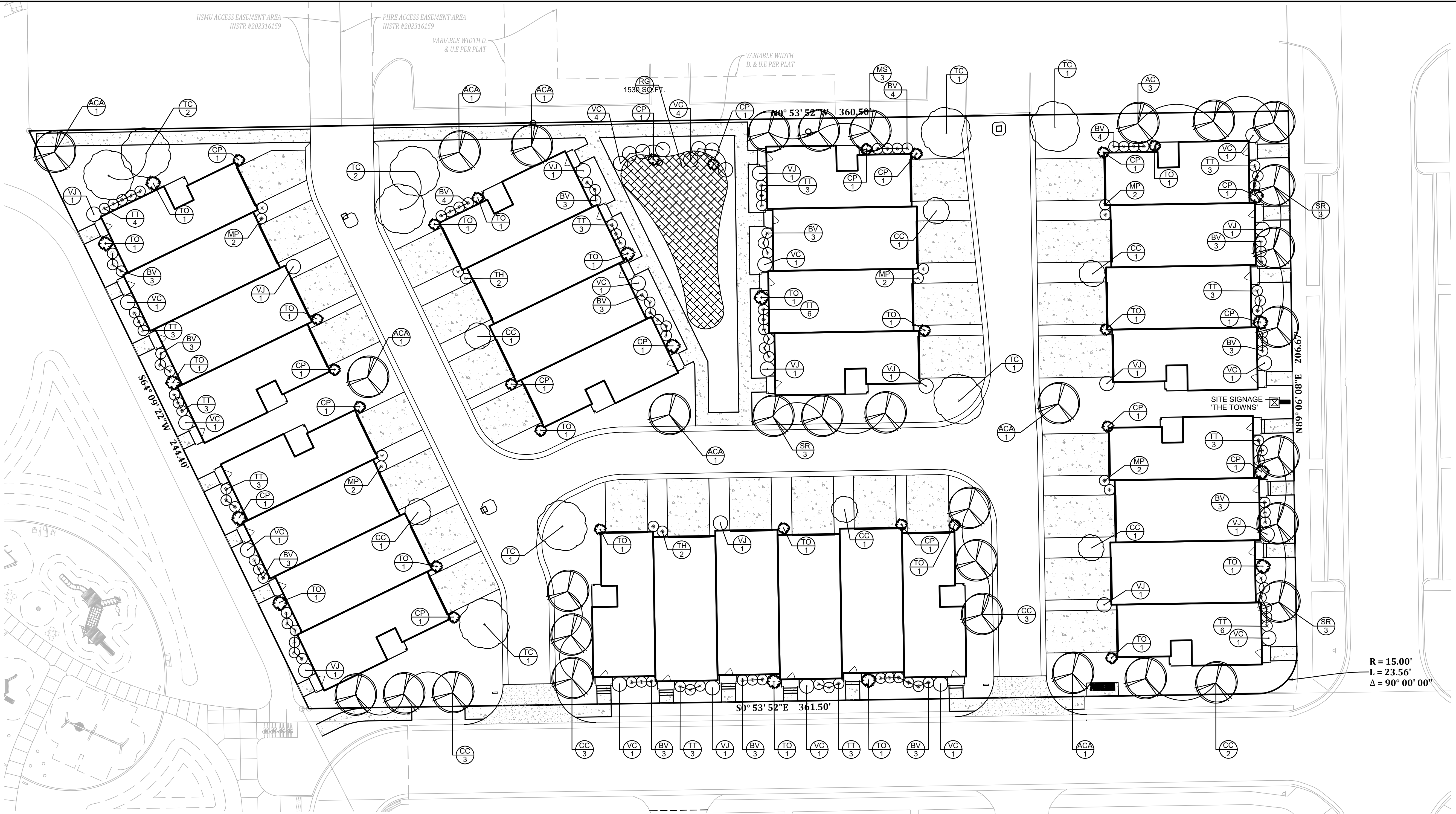
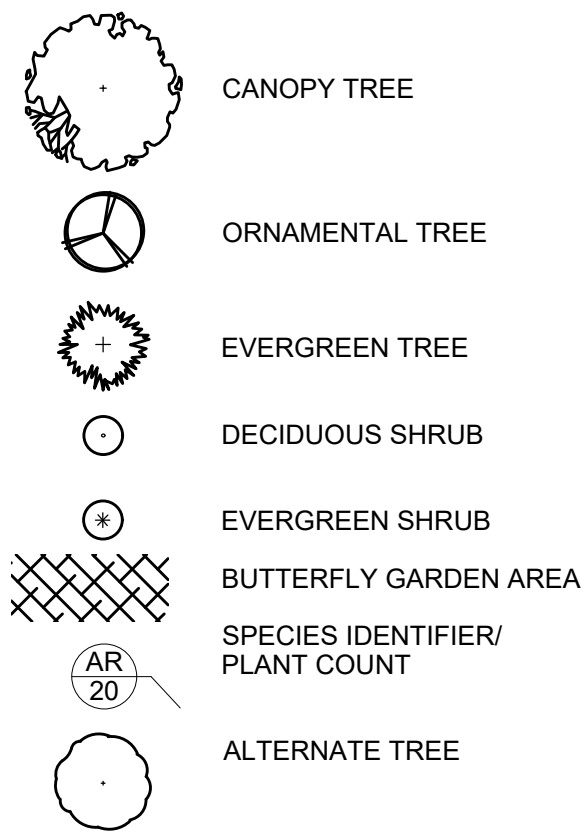
Developer Rep. contacted, name and date: \_\_\_\_\_ Date: \_\_\_\_\_  
 Contractor Rep. contacted, name and date: \_\_\_\_\_ Date: \_\_\_\_\_  
 Report submitted by: \_\_\_\_\_ Date: \_\_\_\_\_

**STORM WATER POLLUTION PREVENTION PLAN**  
**TOWNS AT HOBBS STATION**  
**WASHINGTON TOWNSHIP**  
**PLAINFIELD, INDIANA**

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

PROJECT NO: 24344  
 SHEET NO: C402

**LANDSCAPE SYMBOLOLOGY**



R = 15.00'  
L = 23.56'  
Δ = 90° 00' 00"

**LANDSCAPE PLAN**  
SCALE: 1"=20'

| PLANT SCHEDULE |     |  |              |          |   |
|----------------|-----|--|--------------|----------|---|
| KEY            | QTY | PLANT NAME<br>BOTANICAL NAME<br>COMMON NAME                  | SIZE         | SPACING  | REMARKS   |
| AC             |     | Amelanchier canadensis<br>Serviceberry                       | 8' Height    | SEE PLAN | FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60" OF HEIGHT              |
| ACA            |     | Aeculus carnea<br>Red Horse Chestnut                         | 2.5" Caliper | SEE PLAN | CENTRAL LEADER  |
| BV             |     | Buxus x koreana 'Green Velvet'<br>Green Velvet Boxwood       | 18" Height   | SEE PLAN | FULL IN POT   |
| CC             |     | Cercis canadensis<br>Eastern Redbud                          | 1.5" Caliper | SEE PLAN | FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60" OF HEIGHT              |
| CP             |     | Chamaecyparis pisifera 'Boulevard'<br>Boulevard Falsecypress | 36" Height   | SEE PLAN | FULL IN POT   |
| MP             |     | Myrica pensylvanica<br>Northern Bayberry                     | 24" Height   | SEE PLAN | FULL IN POT   |
| MS             |     | Magnolia soulangeana<br>Saucer Magnolia                      | 8' Height    | SEE PLAN | FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60" OF HEIGHT              |
| SR             |     | Syringa reticulata subsp.<br>Japanese Lilac Tree             | 1.5" Caliper | SEE PLAN | FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60" OF HEIGHT - MULTI-STEM |
| TM             |     | Taxus x media 'Hicksi'<br>Hicksi Yew                         | 24" Height   | SEE PLAN | FULL IN POT   |
| TT             |     | Taxus x media 'Tauntonii'<br>Taunton Yew                     | 24" Height   | SEE PLAN | FULL IN POT   |
| TO             |     | Thuja occidentalis 'Techny'<br>Mission Arborvitae            | 4' Height    | SEE PLAN | FULL IN POT   |
| TC             |     | Tilia cordata<br>Little-Leaf Linden                          | 2.5" Caliper | SEE PLAN | CENTRAL LEADER  |
| VC             |     | Viburnum cefasti<br>Koreanspice Viburnum                     | 24" Height   | SEE PLAN | FULL IN POT   |
| VJ             |     | Viburnum x juddii<br>Judd Viburnum                           | 30" Height   | SEE PLAN | FULL IN POT   |

| PLANT SCHEDULE - BUTTERFLY GARDEN AREA  |  |
|---|--|
| BOTANICAL NAME<br>COMMON NAME   | REMARKS  |
| Achillea millefolium<br>Yarrow  | LANDSCAPE SPECIFICATIONS<br>GENERAL NOTES:<br><br>BUTTERFLY GARDEN PLANTING MIX:<br><br>1. COMPLETE ALL OTHER LANDSCAPE PLANTINGS, MULCHING, FINE GRADING AND STAKING PRIOR TO SEEDING NATIVE PLANTING AREAS.<br><br>2. PROVIDE SEED FOR ALL BUTTERFLY GARDEN AREAS<br><br>3. APPLY SEED AT A RATE OF 40 POUNDS PER ACRE.<br><br>4. APPLY FERTILIZER AT A RATE OF 4 POUNDS OF ACTUAL NITROGEN PER 1,000 SQUARE FEET. SPREAD TOPSOIL OVER AREAS TO A DEPTH OF TWO INCHES AND CULTIVATE SOIL TO A DEPTH OF THREE INCHES PRIOR TO SEEDING.<br><br>5. SEED BED SHALL BE IN A FIRM BUT UNCOMPACTED CONDITION WITH A RELATIVELY FINE TEXTURE AT TIME OF SEEDING.<br><br>6. CONTRACTOR SHALL MAINTAIN SEEDED AREAS FOR A PERIOD OF 90 DAYS BEYOND FINAL ACCEPTANCE BY MOWING TO A HEIGHT OF 1" AS REQUIRED TO MAINTAIN VIGOROUS GROWTH DURING ESTABLISHMENT PERIOD. NATIVE 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.<br><br>7. FALL GROWING SEASON AUGUST 15TH - SEPTEMBER 20TH. SPRING GROWING SEASON MARCH 20TH - APRIL 20TH.<br><br>PROJECT WARRANTY:<br><br>1. CONTRACTOR SHALL WARRANT TREES, SHRUBS, AND PLANTS FOR A PERIOD OF ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND INSTALLER'S CONTROL. REMOVE AND REPLACE TREES, SHRUBS OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD. |
| Calamagrostis arundinacea 'Karl Forester'<br>Karl Forester Feather Reed Grass |  |
| Echinacea purpurea<br>Purple Coneflower                                       |  |
| Eupatorium purpureum<br>Joe-Pye Weed  |  |
| Lavandula x intermedia 'Phenomenal'<br>Phenomenal Lavender                    |  |
| Lamium maculatum 'White Nancy'<br>White Nancy Lamium                          |  |
| Leucanthemum x superba 'Crazy Daisy'<br>Crazy Daisy Shasta Daisy              |  |
| Liatris spicata<br>Blazing Star   |  |
| Monarda didyma 'Fireball'<br>Fireball Bee Balm                                |  |
| Nepeta x faassenii 'Walker's Low'<br>Walker's Low Cat Mint                    |  |
| Rudbeckia fulgida 'Goldsturm'<br>Goldsturm Black-Eyed Susan                   |  |
| Symphoricarum dumosum<br>Bushy Aster  |  |
| Symphoricarum laeve<br>Smooth Blue Aster                                      |  |
| Sedum spectabile 'Autumn Joy'<br>Autumn Joy Sedum                             |  |
| Schizachyrium scoparium 'The Blues'<br>Little Blue Stem                       |  |
| Sorghastrum nutans 'Sioux Blue'<br>Sioux Blue Indian Grass                    |  |

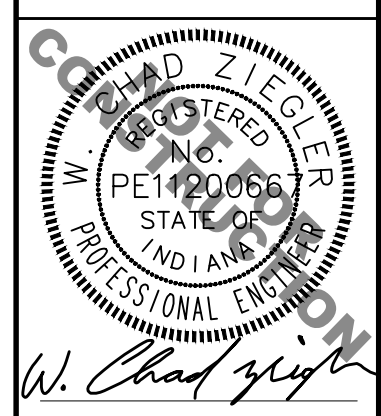


| Revisions |            |
|-----------|------------|
| Sym.      | Date       |
| 1         | 02-13-2025 |
| 2         | 04-01-2025 |
| 3         | 04-11-2025 |

| Designated: | Drawn: | Checked: | Scale: | Date:      |
|-------------|--------|----------|--------|------------|
| LFG         | SJH    | LFG      | 1"=20' | 02-13-2025 |

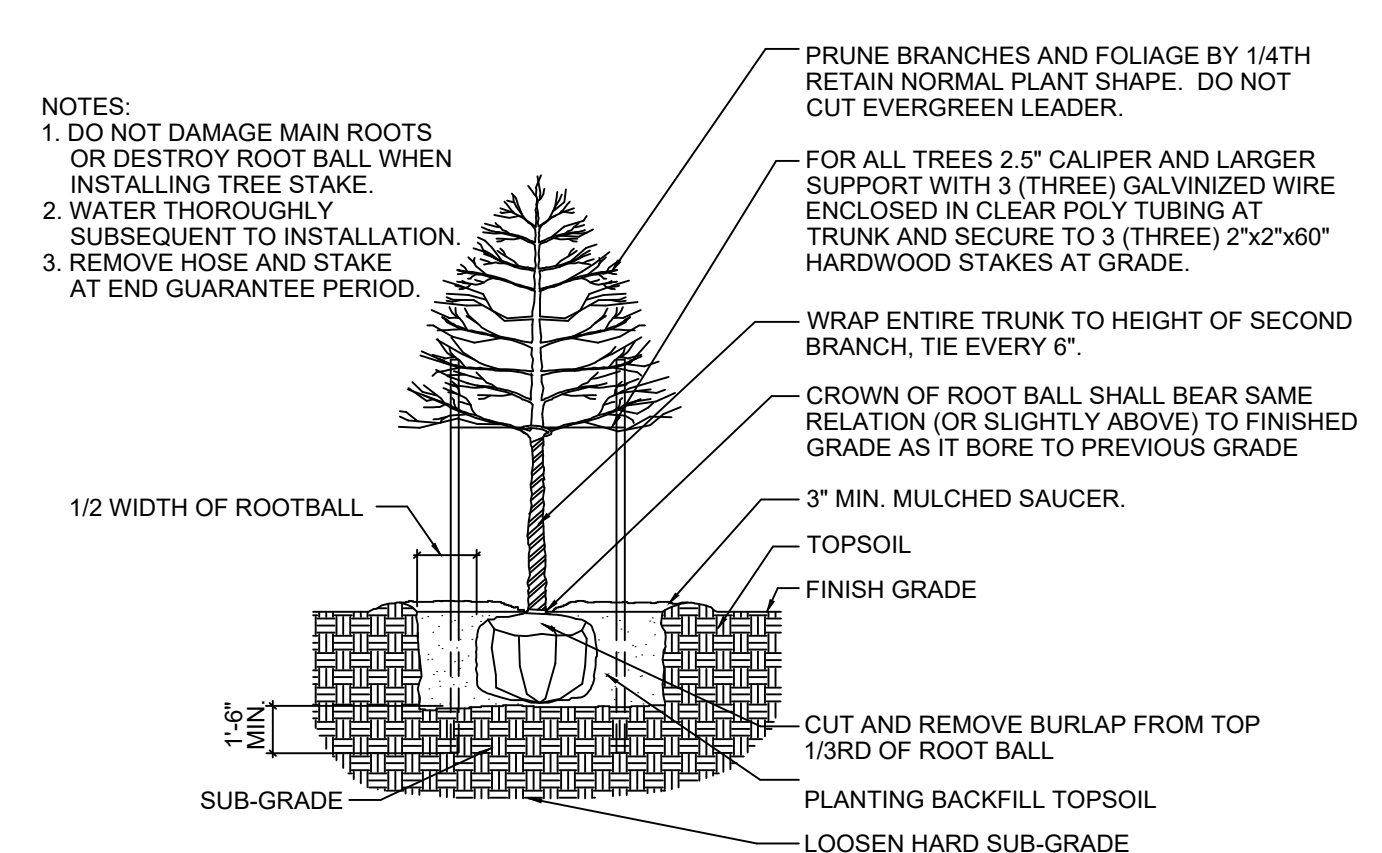
**SITE LANDSCAPE PLAN**  
**TOWNS AT HOBBS STATION**  
**WASHINGTON TOWNSHIP**  
**PLAINFIELD, INDIANA**



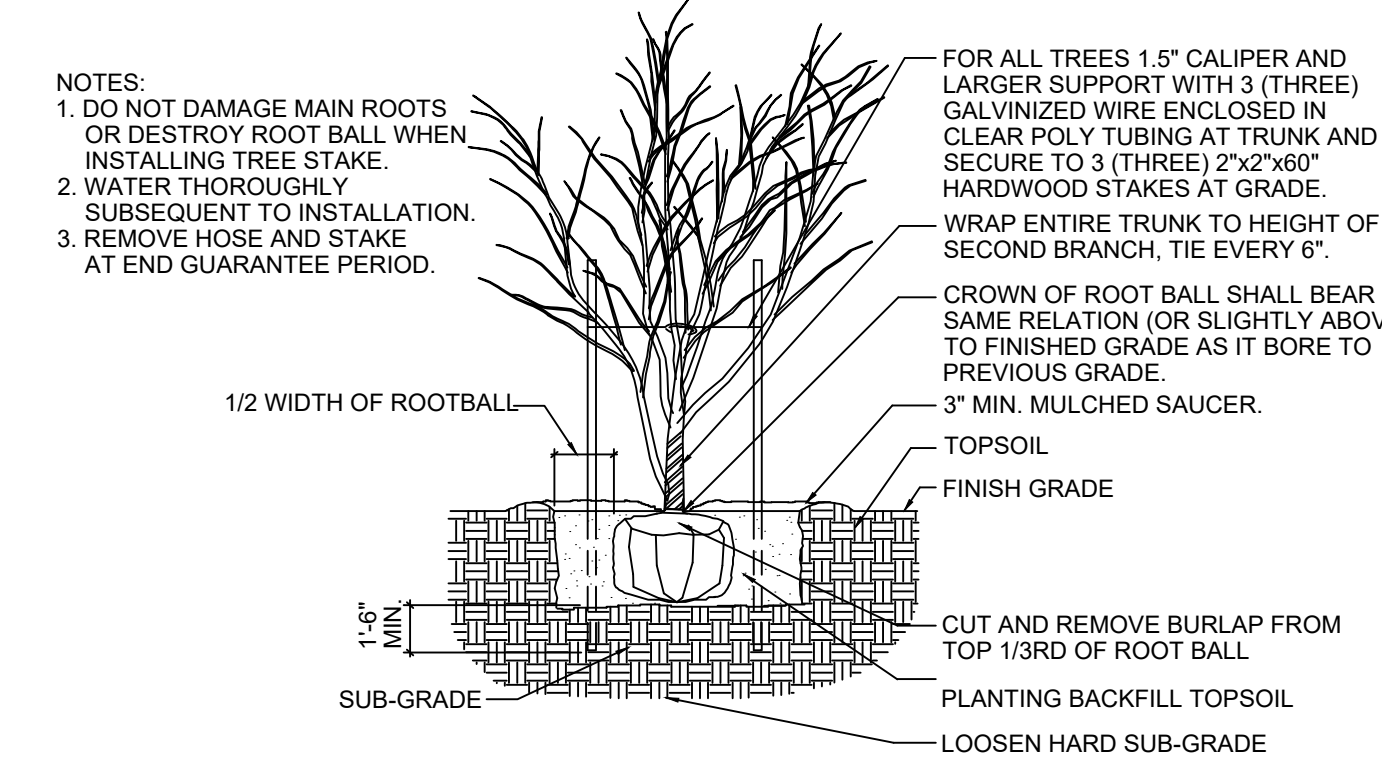
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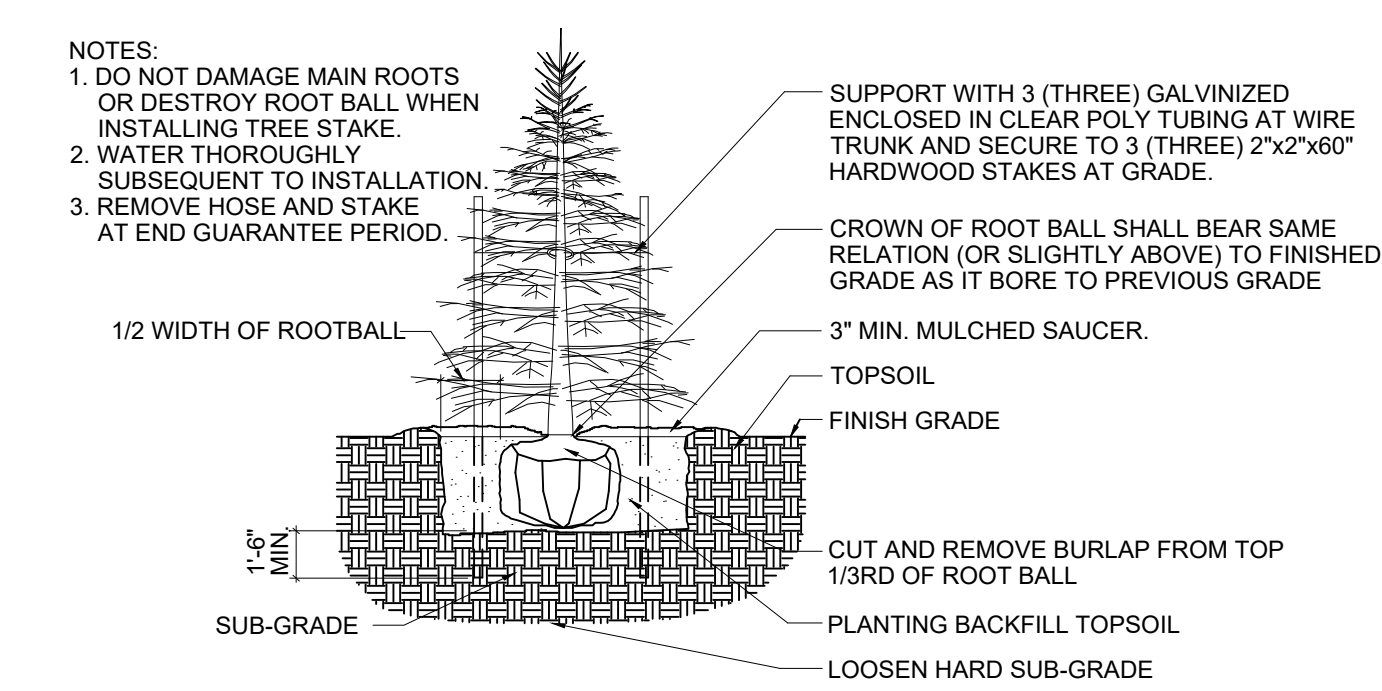
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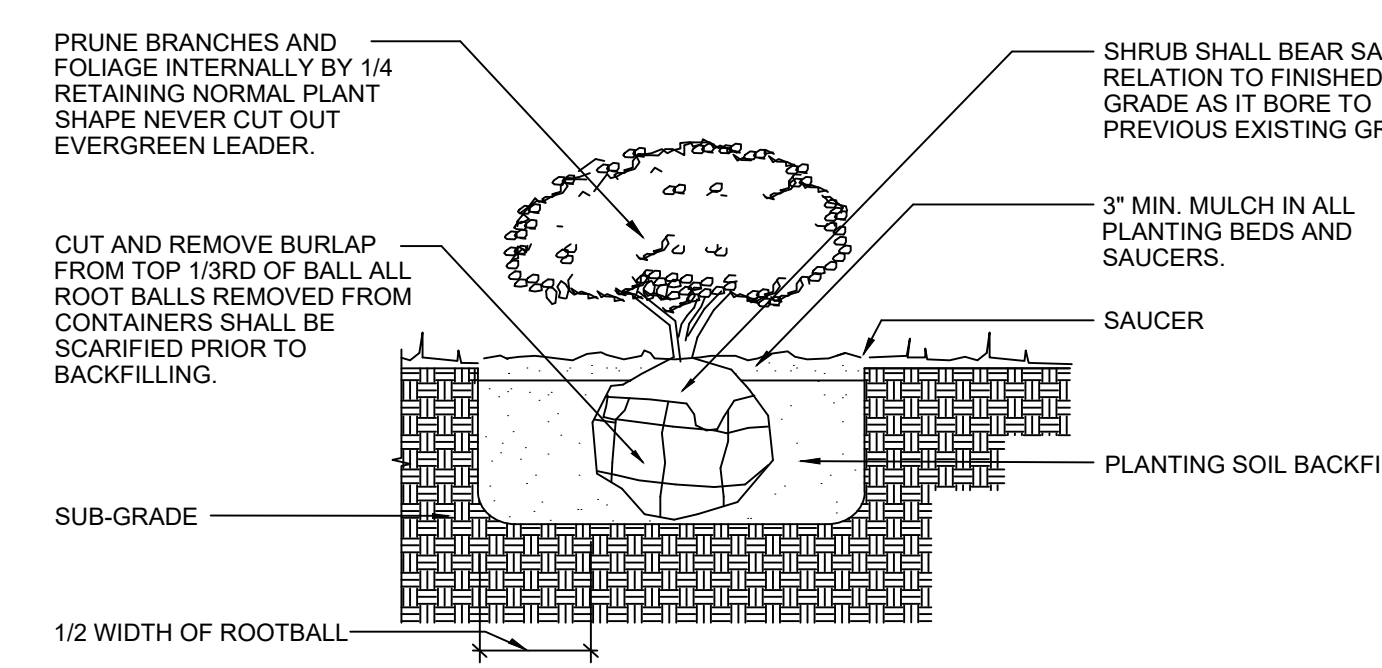
**CANOPY TREE PLANTING**  
NO SCALE



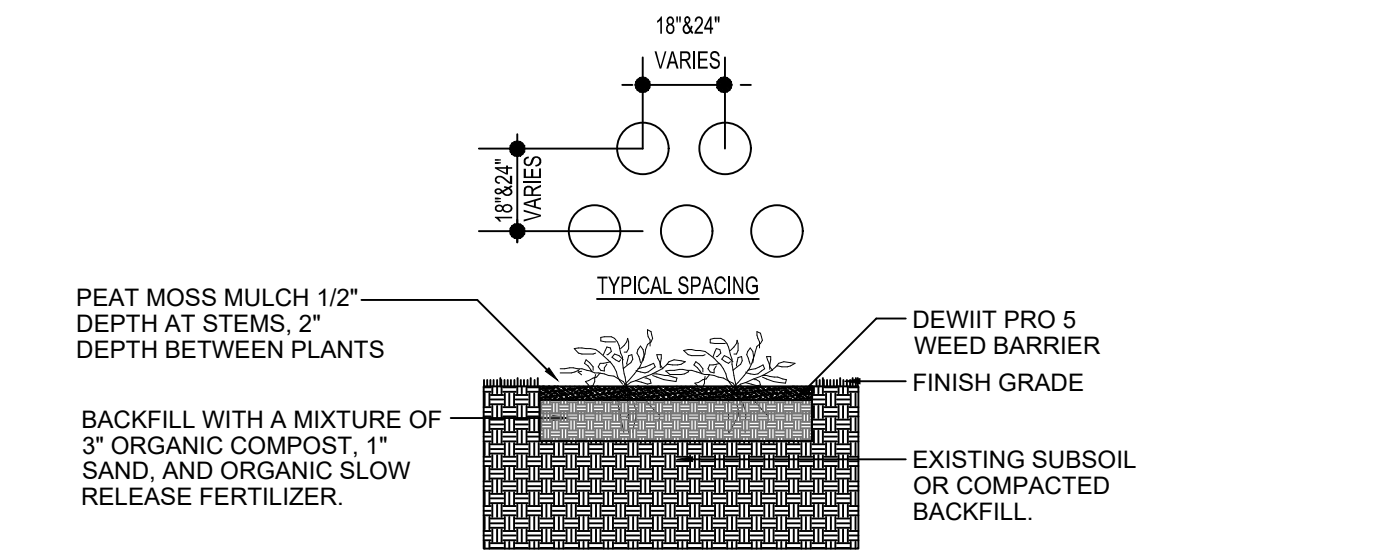
**ORNAMENTAL TREE PLANTING**  
NO SCALE



**EVERGREEN TREE PLANTING**  
NO SCALE



**SHRUB PLANTING**  
NO SCALE



**PERENNIAL PLANTING**  
NO 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 6-7.4. 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 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.

- 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.

- BUTTERFLY GARDEN PLANTING MIX:
- COMPLETE ALL OTHER LANDSCAPE PLANTINGS, MULCHING, FINE GRADING AND STAKING PRIOR TO SEEDING NATIVE PLANTING AREAS.
  - PROVIDE SEED FOR ALL BUTTERFLY GARDEN AREAS.
  - APPLY SEED AT A RATE OF 40 POUNDS PER ACRE.
  - APPLY FERTILIZER AT A RATE OF 4 POUNDS OF ACTUAL NITROGEN PER 1,000 SQUARE FEET. SPREAD TOPSOIL OVER AREAS TO A DEPTH OF TWO INCHES AND CULTIVATE SOIL TO A DEPTH OF THREE INCHES PRIOR TO SEEDING.
  - SEED BED SHALL BE IN A FIRM BUT UNCOMPACTED CONDITION WITH A RELATIVELY FINE TEXTURE AT TIME OF SEEDING.
  - CONTRACTOR SHALL MAINTAIN SEEDED AREAS FOR A PERIOD OF 90 DAYS BEYOND FINAL ACCEPTANCE BY MOWING TO A HEIGHT OF 1" AS REQUIRED TO MAINTAIN VIGOROUS GROWTH DURING ESTABLISHMENT PERIOD. NATIVE 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.
  - FALL GROWING SEASON AUGUST 15TH - SEPTEMBER 20TH. SPRING GROWING SEASON MARCH 20TH - APRIL 20TH.

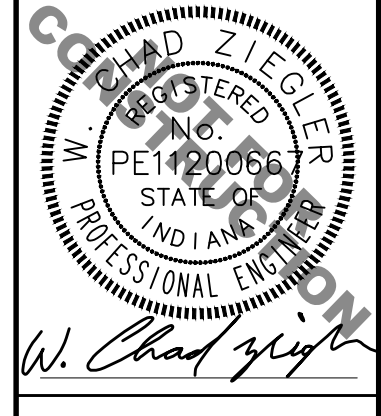
- PROJECT WARRANTY:
- CONTRACTOR SHALL WARRANT TREES, SHRUBS, AND PLANTS FOR A PERIOD OF ONE YEAR AFTER DATE OF SUBSTANTIAL COMPLETION AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLIGENCE BY THE OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND INSTALLER'S CONTROL. REMOVE AND REPLACE TREES, SHRUBS OR OTHER PLANTS FOUND TO BE DEAD OR IN UNHEALTHY CONDITION DURING WARRANTY PERIOD. REPLACE TREES AND SHRUBS WHICH ARE IN DOUBTFUL CONDITION AT END OF WARRANTY PERIOD.

| Date       | Revisions |
|------------|-----------|
| 02-13-2025 |           |
| 04-01-2025 |           |
| 04-11-2025 |           |

| Sym. | Designated | Drawn | Checked | Scale  | Date       |
|------|------------|-------|---------|--------|------------|
| 1    | LFJ        | SJH   | LFJ     | 1"=20' | 02-13-2025 |
| 2    |            |       |         |        |            |
| 3    |            |       |         |        |            |

**LANDSCAPE DETAILS AND SPECIFICATIONS**  
**TOWNS AT HOBBS STATION**  
**WASHINGTON TOWNSHIP**  
**PLAINFIELD, INDIANA**



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