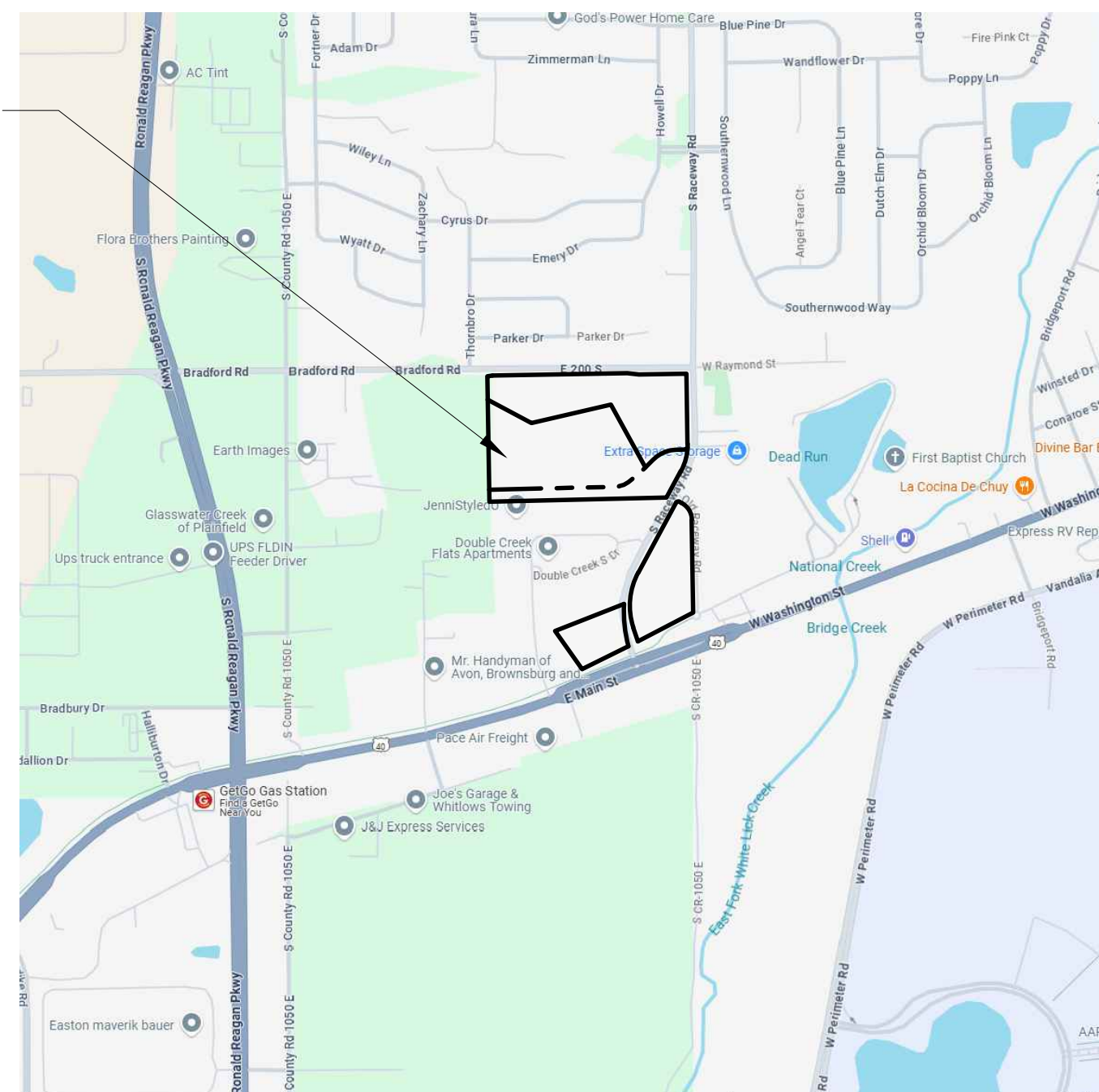


THE VILLAGE AT PLANK ROAD

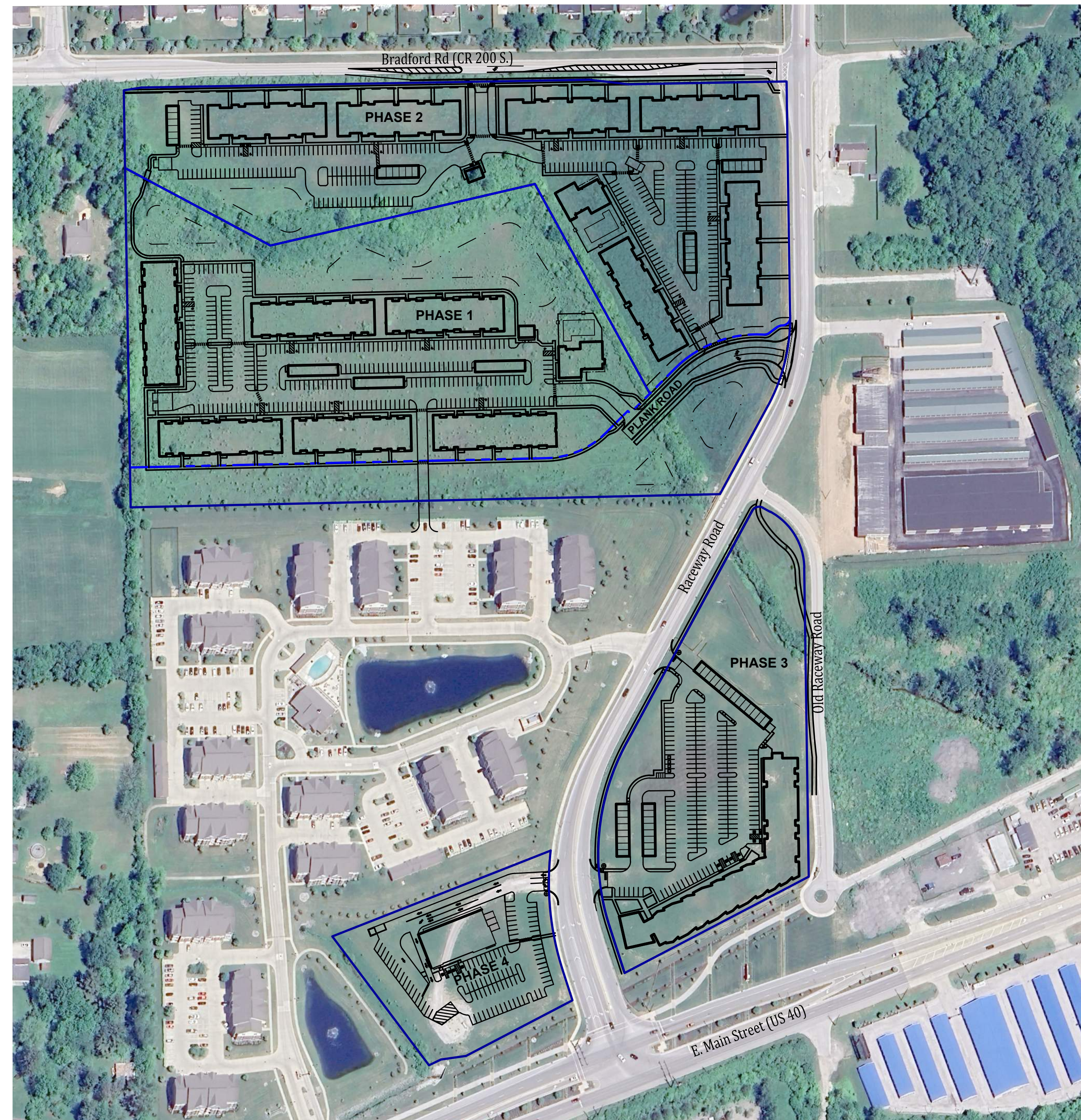
PROJECT LOCATION



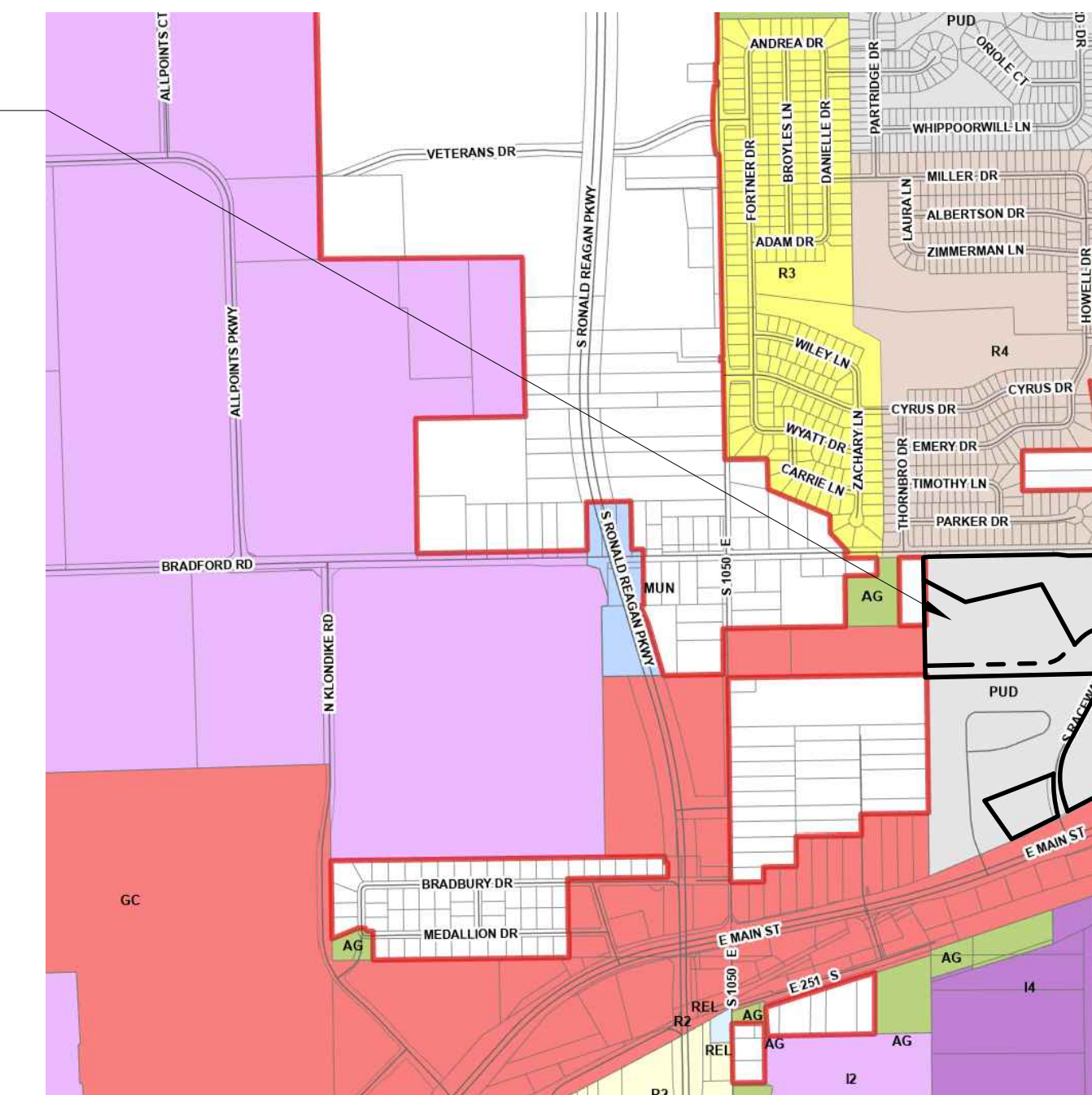
VICINITY MAP

NO SCALE

GAS CenterPoint Energy 2345 E. Main Street Danville, IN, 46122 800-227-1376	CABLE TELEVISION Brighthouse Networks 3030 Roosevelt Ave. Indianapolis IN, 46218 317-710-2627	WATER Plainfield DPW 986 S. Center Street Plainfield, IN, 46168 317-839-3490
ELECTRIC AES Indiana 2102 N. Illinois St. Indianapolis, IN 46202 317-261-8222	STORM Town of Plainfield 206 W. Main St. Plainfield, IN, 46168 317-839-2561	TELEPHONE AT&T 240 North Meridian Street Indianapolis, IN, 46204 317-722-2299
SANITARY Plainfield DPW 986 S. Center St. Plainfield, IN, 46168 317-839-3490	FIRE DEPARTMENT Plainfield Fire Department 4010 Clark's Creek Rd. Plainfield, IN, 46168 317-839-6939	SCHOOL DISTRICT Avon Community School Corporation 7203 E. US Hwy 36 Avon, IN, 46123 317-544-6000



SITE MAP
SCALE: 1" = 150'

[illegible][illegible]

LOCATION MAP
NO SCALE



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

**NOT FOR
CONSTRUCTION**

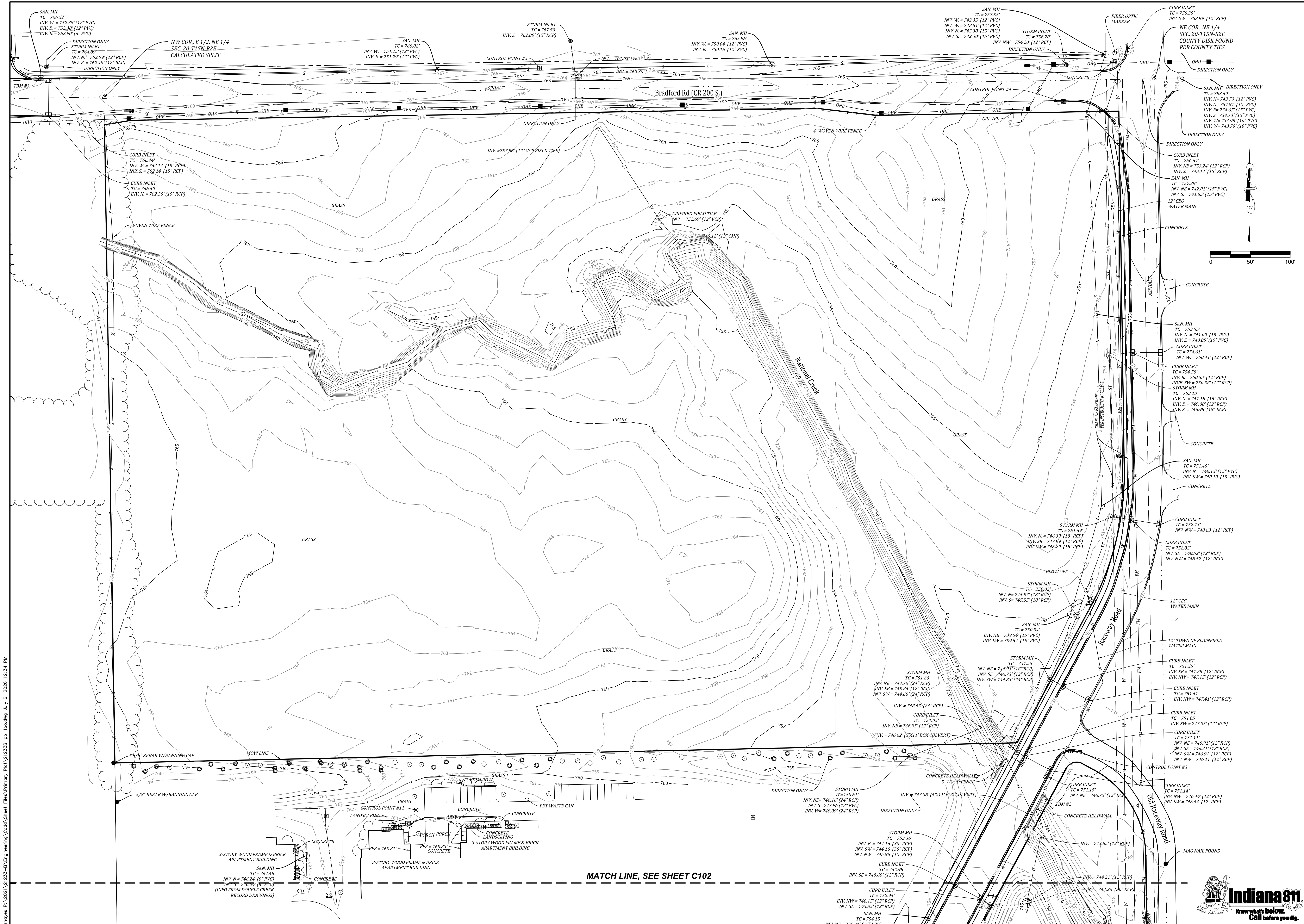
CERTIFIED BY:



Date:	07-07-2026
Project No:	21233-B
Sheet No:	

C100

shoyes P.: 2021.121233-B:Engineering_Cadd\\Sheet Files\\21233B_top_ipc.dwg July 6, 2026 12:34 PM



Date	

Revisions	

Designed:	Sym.

Drawn:	S.H.

Checked:	R.L.

Scale:	1"=50'

Date:	07-07-2026

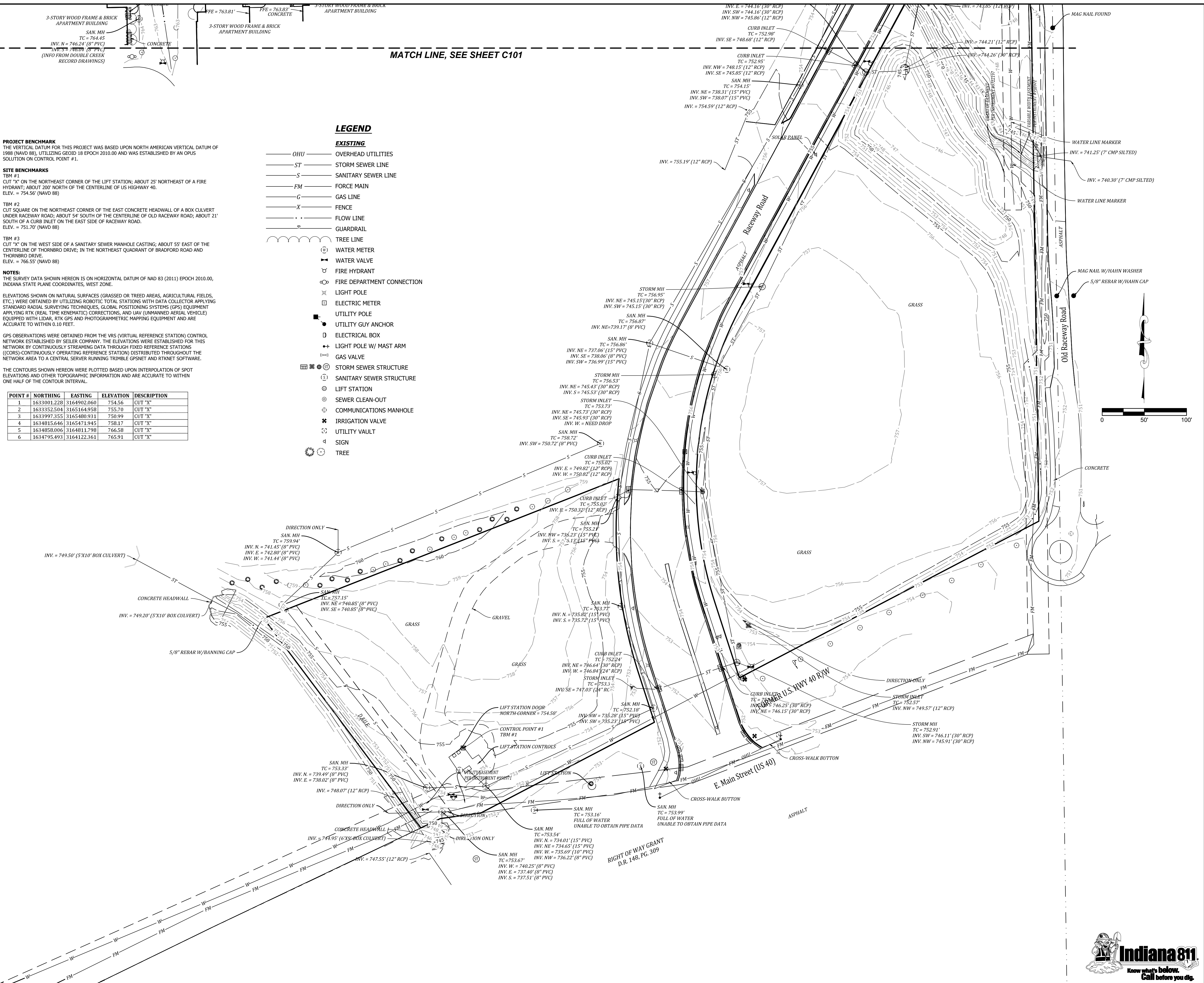
EXISTING TOPOGRAPHY
THE VILLAGE AT PLANK ROAD
WASHINGTON TOWNSHIP
PLAINFIELD, INDIANA

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:	

C101



POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
1	1633001.228	3164902.060	754.56	CUT "X"
2	1633352.504	3165164.958	755.70	CUT "X"
3	1633997.355	3165480.931	750.99	CUT "X"
4	1634815.646	3165471.945	758.17	CUT "X"
5	1634858.006	3164811.798	766.58	CUT "X"
6	1634795.493	3164122.361	765.91	CUT "X"

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

NOT FOR CONSTRUCTION

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ENGINEERING

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PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
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Project No:	21233-B
Sheet No:	

C102

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NW COR, NE 1/4
SEC. 20, T15N, R2E
1" IRON PLUG IN CONCRETE
FOUND PER COUNTY TIES

N89°00'18"E 1323.48'
N. LINE, W. 1/2, NE 1/4, SEC. 20, T15N, R2E

LAND DESCRIPTIONS

Parcel A1-
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, being that 2.497 acre tract of land shown on the plat of an Alta/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011, as Banning Engineering's project Number 21233 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

Commencing at a 5/8 inch rebar marking the southeast corner of the east half of said northeast quarter; thence North 00 degrees 51 minutes 00 seconds West along the east line of said east half 1,112.12 feet to the north right of way line of former United States Highway 40; thence South 62 degrees 23 minutes 25 seconds West along said north right of way line 542.31 feet to the southwest corner of Tract 5b of the land of the Town of Plainfield recorded as Instrument Number 201914840 in the Office of the Recorder of Hendricks County also being the POINT OF BEGINNING (the following three (3) calls follow along said north line of former United States Highway 40); 1) thence South 62 degrees 23 minutes 25 seconds West 231.77 feet; 2) thence South 81 degrees 55 minutes 14 seconds West 48.92; 3) thence South 64 degrees 22 minutes 04 seconds West 25.59 feet to the east line of Lot 1 in Double Creek Plat thereof recorded as Instrument Number 201513175 in said recorder's office (the following two (2) calls follow along the east and southerly lines of said Lot 1); 1) thence North 36 degrees 51 minutes 37 seconds West 310.61 feet; 2) thence North 68 degrees 32 minutes 56 seconds East 452.59 feet to the westerly line of said Tract 5b and the beginning of a non-tangent curve to the left having a radius of 550.00 feet and a central angle of 24 degrees 17 minutes 06 seconds the radius point of which bears South 83 degrees 34 minutes 09 seconds East (the following two (2) calls follow along said westerly line of said land of the Town of Plainfield); 1) thence southwesterly along the arc of said curve 231.12 feet to a point which bears South 72 degrees 08 minutes 45 seconds West from said radius point; 2) thence South 17 degrees 57 minutes 33 seconds East 61.44 feet to the POINT OF BEGINNING, containing 2.497 acres, more or less.

Parcel A2-
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, being that 5.427 acre tract of land shown on the plat of an Alta/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011, as Banning Engineering's project Number 21233 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

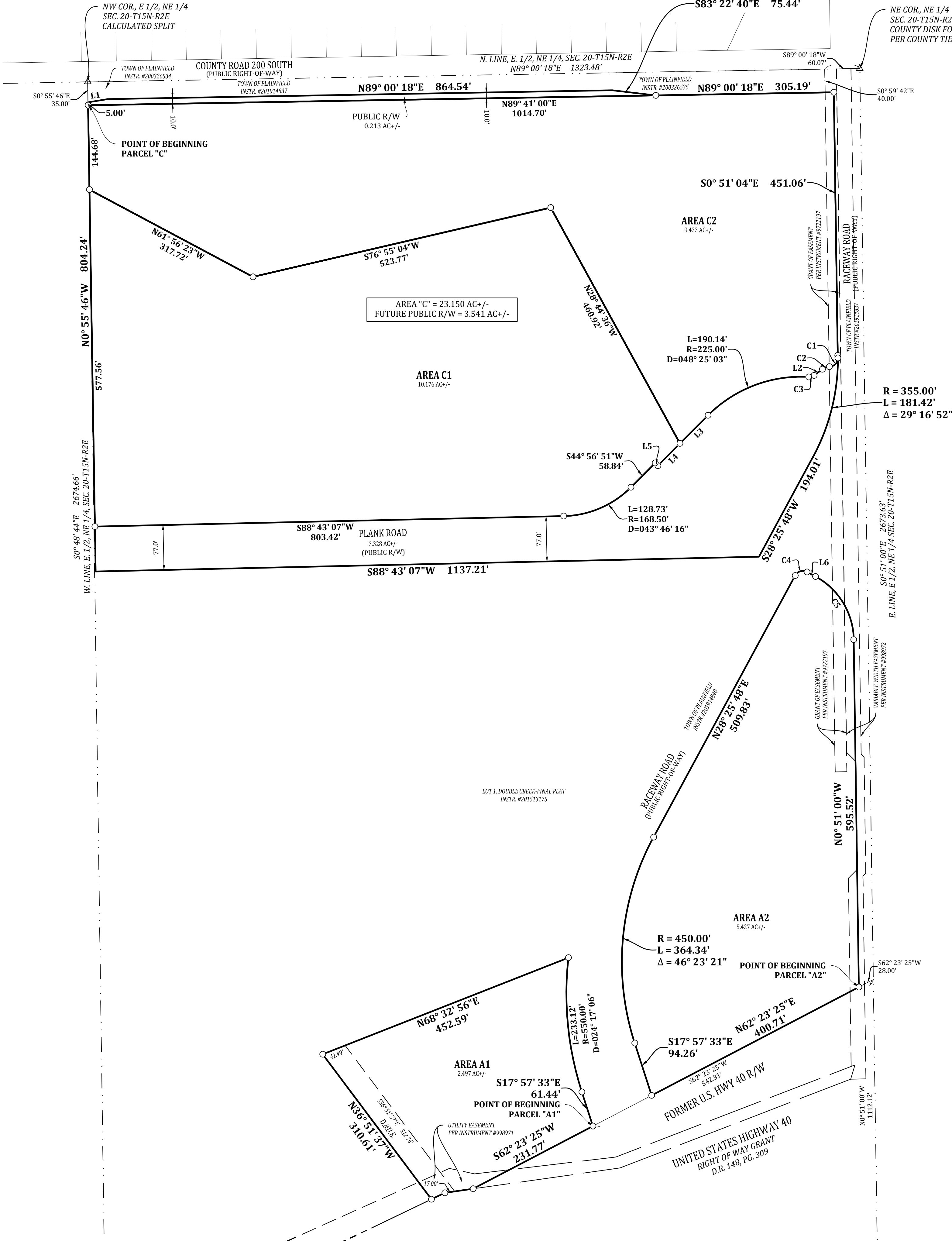
Commencing at a 5/8 inch rebar marking the southeast corner of the east half of said northeast quarter; thence North 00 degrees 51 minutes 00 seconds West along the east line of said east half 1,112.12 feet to the north right of way line of former United States Highway 40; thence South 62 degrees 23 minutes 25 seconds West along said north right of way line 28.00 feet to the POINT OF BEGINNING; thence continue South 62 degrees 23 minutes 25 seconds West along said north right of way line 400.71 feet to the southeast corner of Tract 5b of the land of the Town of Plainfield recorded as Instrument Number 201914840 in the Office of the Recorder of Hendricks County (the following three (3) calls follow along the east line of said Tract 5b of the land of the Town of Plainfield; 1) thence North 17 degrees 57 minutes 33 seconds West 94.26 feet to the beginning of a tangent curve to the right having a radius of 450.00 feet and a central angle of 46 degrees 23 minutes 21 seconds; 2) thence northeasterly along the arc of said curve 364.34 feet; 3) thence North 28 degrees 25 minutes 48 seconds East 509.83 feet to the southerly line of Tract 3a of the land of the Town of Plainfield recorded as Instrument Number 201914837 in said recorder's office also being the beginning of a tangent curve to the right having a radius of 15.00 feet and a central angle of 90 degrees 00 minutes 04 seconds (the following four (4) calls follow along the south line said Tract 3a and the west lines of Tract 3b of the land of the Town of Plainfield recorded as Instrument Number 201914837 in said recorder's office); 1) thence southeasterly along the arc of said curve 23.56 feet; 2) thence South 61 degrees 34 minutes 08 seconds East 16.42 feet to the beginning of a tangent curve to the right having a radius of 125.00 feet and a central angle of 60 degrees 43 minutes 08 seconds; 3) thence southeasterly along the arc of said curve 132.47 feet; 4) thence South 00 degrees 51 minutes 00 seconds East 595.52 feet to the POINT OF BEGINNING, containing 5.427 acres, more or less.

Parcel C-
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, being that 23.150 acre tract of land shown on the plat of an Alta/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011, as Banning Engineering's project Number 21233 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

Commencing at the northwest corner of the east half of said northeast quarter; thence South 00 degrees 55 minutes 46 seconds East 35.00 feet to the southwest corner of the land of the Town of Plainfield recorded as Instrument Number 2003-26534 in the Office of the Recorder of Hendricks County also being the POINT OF BEGINNING; thence North 80 degrees 38 minutes 40 Seconds East along the south line of said land of the Town of Plainfield 34.39 feet to the southwest corner of Tract 7 of the land of the Town of Plainfield recorded as Instrument Number 201914837 in said recorder's office; thence North 89 degrees 00 minutes 18 seconds East along the south line of said land of the Town of Plainfield 864.54 feet to the south line of the land of the Town of Plainfield recorded as Instrument Number 2003-26535 in said recorder's office (the following two (2) calls follow along the south line of said land of the Town of Plainfield); 1) thence South 83 degrees 22 minutes 40 seconds East 75.44 feet; 2) thence North 89 degrees 00 minutes 18 seconds East 305.19 feet to the northwest corner of Tract 5a of the land of the Town of Plainfield recorded as Instrument Number 201914837 in said recorder's office (the following three (3) calls follow along the west line of the said land of the Town of Plainfield); 1) thence South 00 degrees 51 minutes 04 seconds East 451.06 feet to the beginning of a tangent curve to the right having a radius of 355.00 feet and a central angle of 29 degrees 16 minutes 52 seconds; 2) thence southwesterly along the arc of said curve 181.42 feet; 3) thence South 28 degrees 25 minutes 48 seconds West 194.01 feet to the northeast corner of Lot 1 in 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; thence North 00 degrees 55 minutes 46 seconds West 804.24 feet to the POINT OF BEGINNING, containing 23.150 acres, more or less.

Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C1	23.15'	15.00'	088°25'15"	14.59'	S44°03'42"W	20.92'
C2	12.88'	21.00'	035°08'46"	6.65'	S70°41'57"W	12.68'
C3	9.83'	14.00'	040°14'20"	5.13'	S73°14'44"W	9.63'
C4	23.56'	15.00'	090°00'04"	15.00'	S73°25'50"W	21.21'
C5	132.47'	125.00'	060°43'08"	73.22'	N31°12'34"W	126.36'

Line Table		
Line #	Direction	Length
L1	N80°38'40"E	34.39
L2	S53°07'34"W	17.77
L3	S44°56'51"W	68.11
L4	S44°56'51"W	53.72
L5	N45°03'09"W	6.50
L6	N61°34'08"W	16.42



Revisions

Sym.

Designed: S.HIREL

Drawn: S.J.H

Checked: R.R.L

Scale: 1"=100'

Date: 07-07-2026

AMENDED PRIMARY PLAT
THE VILLAGE AT PLANK ROAD
WASHINGTON TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

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

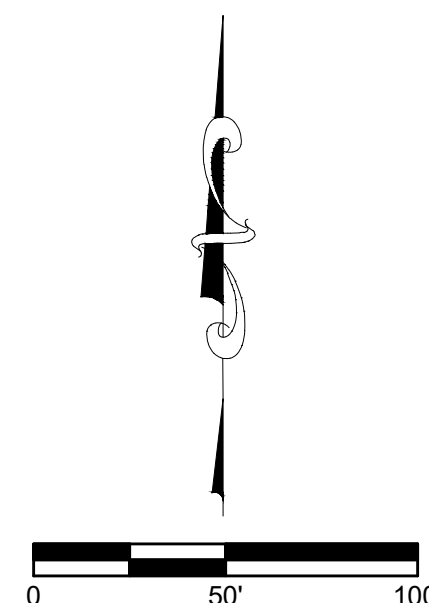
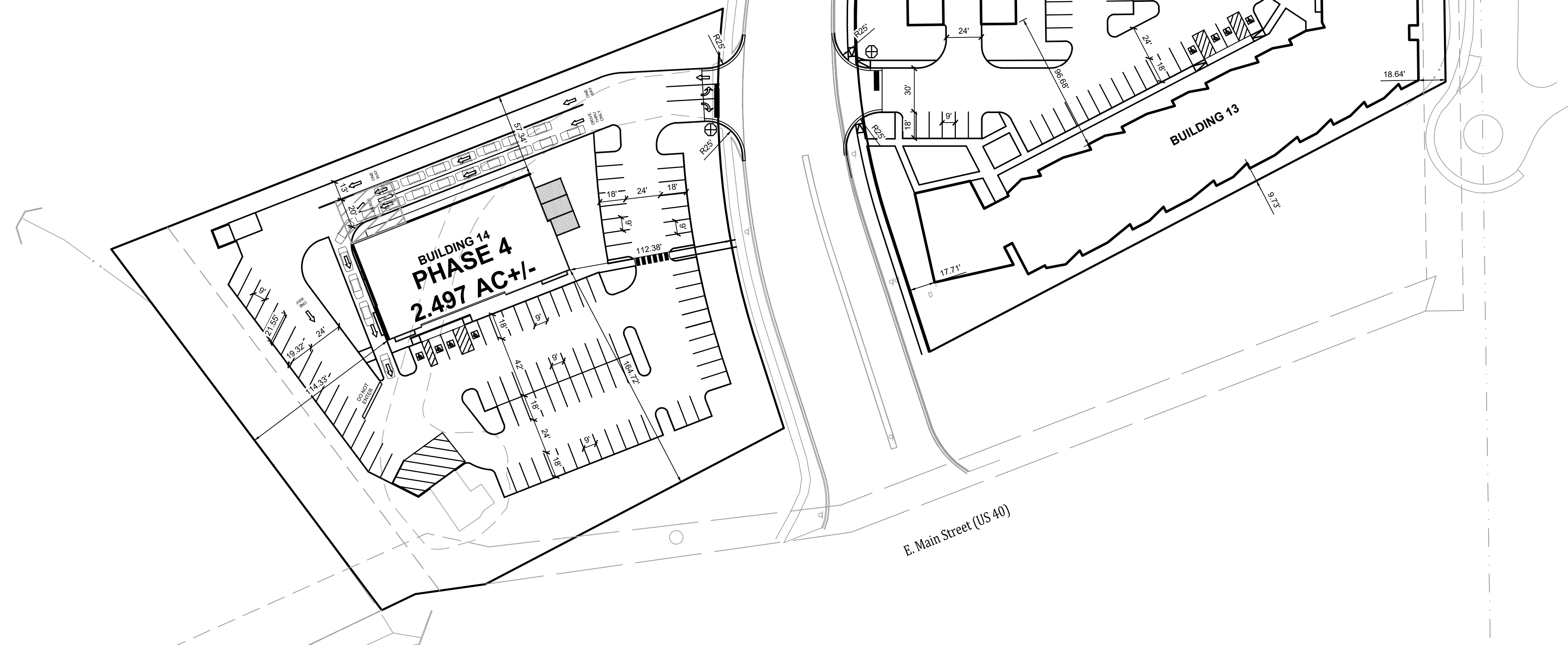
Project No: 21233-B
Sheet No:
C103

3-STORY WOOD FRAME & BRICK APARTMENT BUILDING

MATCH LINE, SEE SHEET C104

NOTES:

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



 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:		NOT FOR CONSTRUCTION	SITE PLAN & SIDEWALK PLAN THE VILLAGE AT PLANK ROAD WASHINGTON TOWNSHIP PLAINFIELD, INDIANA		Designed: SJH/RL	Sym.	Revisions	Date
								Drawn: SJH			
								Checked: RL			
								Scale: 1"=50'			
								Date: 07-07-2026			
C105											

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3-STORY WOOD FRAME & BRICK
APARTMENT BUILDING

3-STORY WOOD FRAME & BRICK
APARTMENT BUILDING

3-STORY WOOD FRAME & BRICK
APARTMENT BUILDING

MATCH LINE, SEE SHEET C300

LEGEND

EXISTING

- OHU — OVERHEAD UTILITIES
- ST — STORM SEWER LINE
- S — SANITARY SEWER LINE
- FM — FORCE MAIN
- G — GAS 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

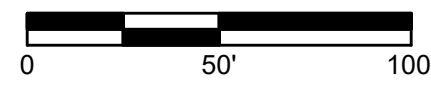
LEGEND

PROPOSED

- ST — STORM SEWER
- S — SANITARY SEWER
- W — WATER MAIN
- FDC — FIRE DEPARTMENT CONNECTION LINE
- SANITARY MANHOLE
- C.O. ● SANITARY CLEANOUT
- STORM MANHOLE
- ⊕ STORM INLET
- ⊕ FIRE HYDRANT

NOTES:

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



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

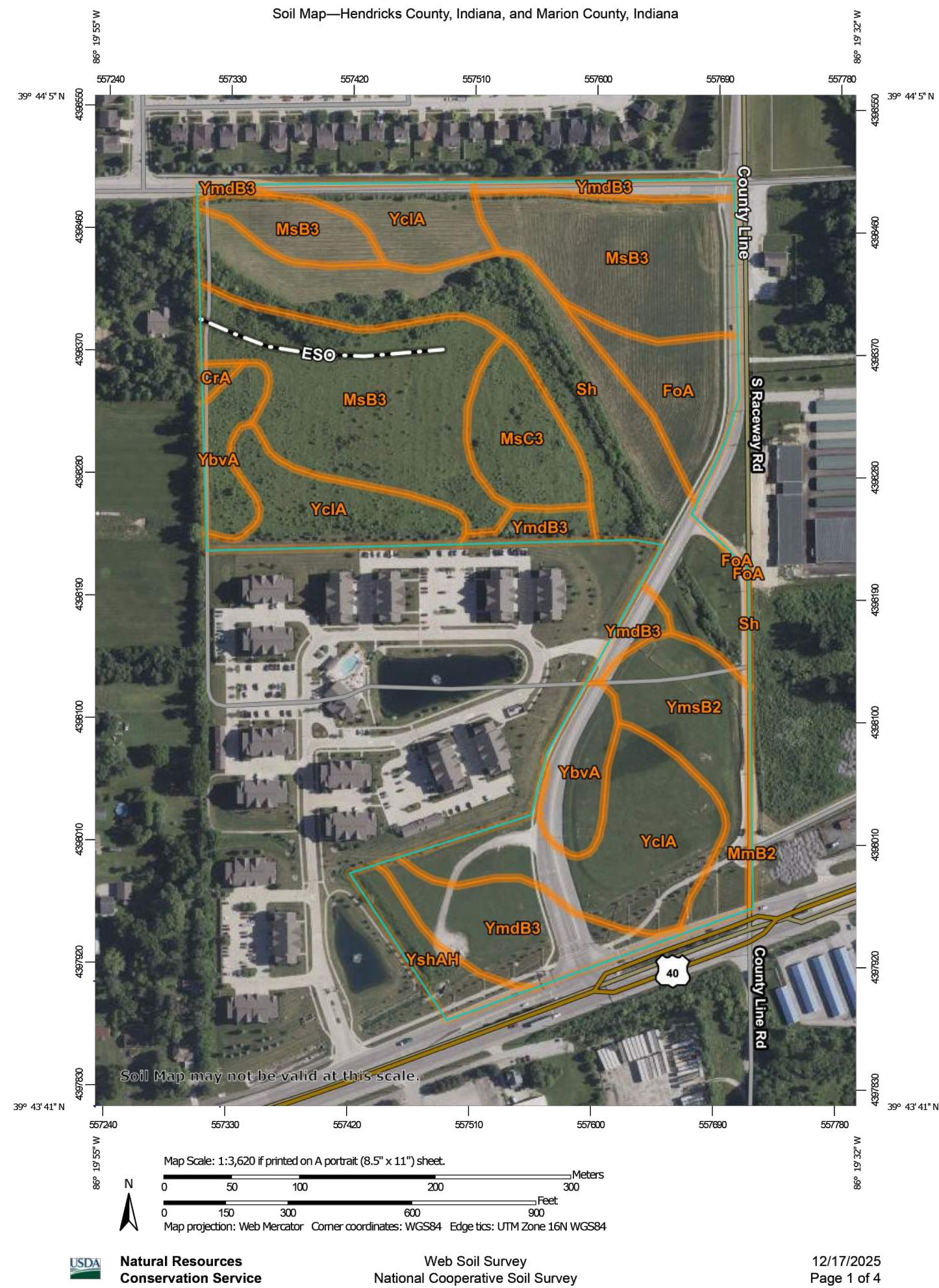
NOT FOR
CONSTRUCTION

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:

C301

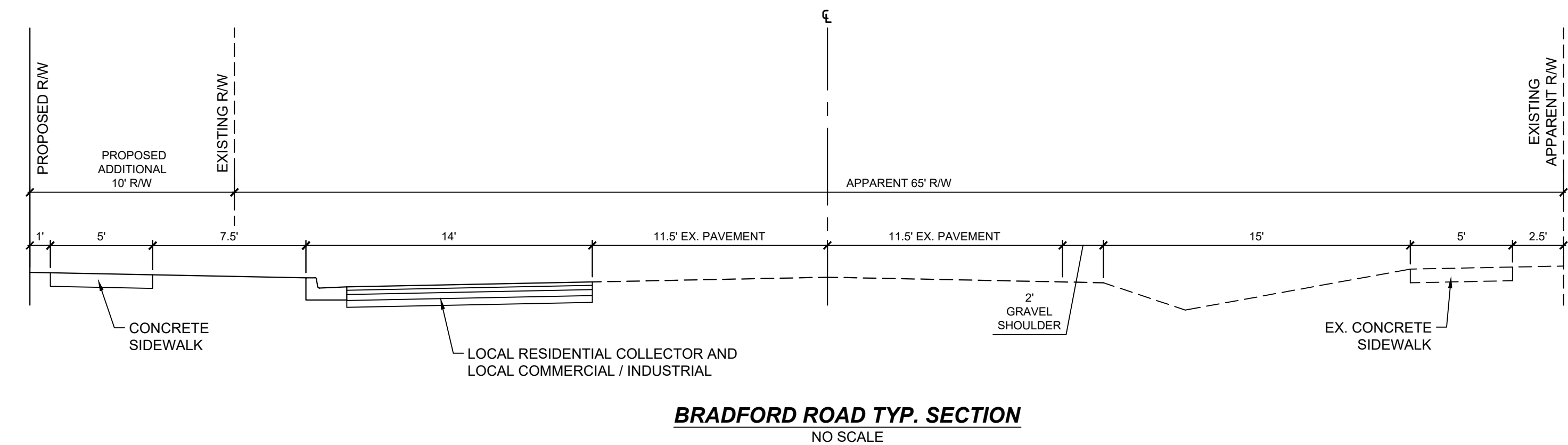
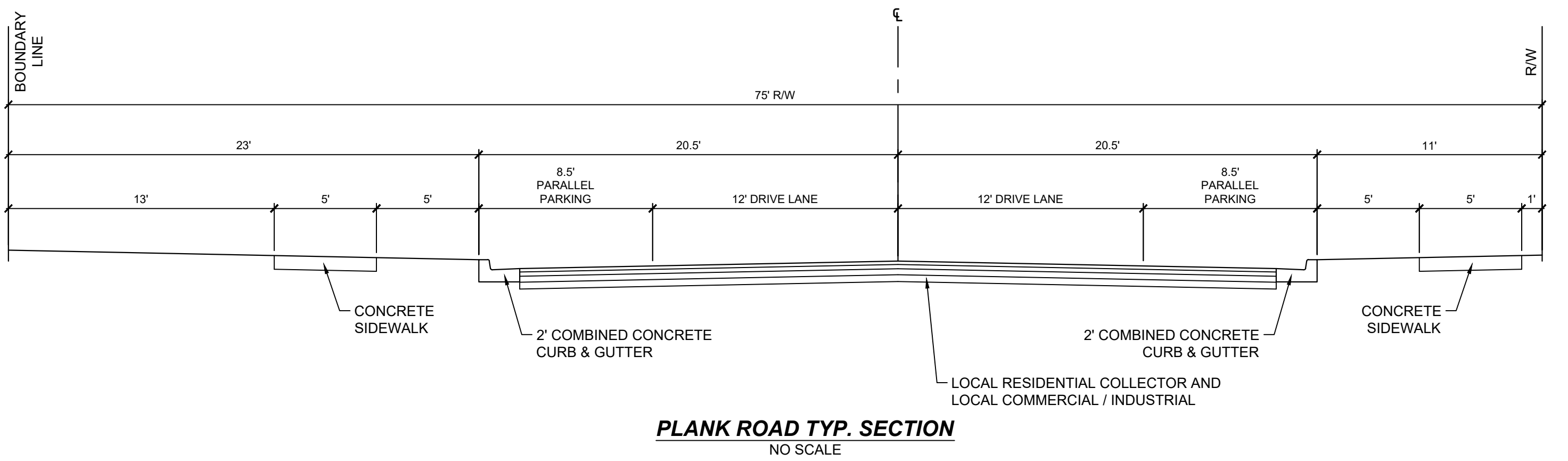


Soil Map—Hendricks County, Indiana, and Marion County, Indiana

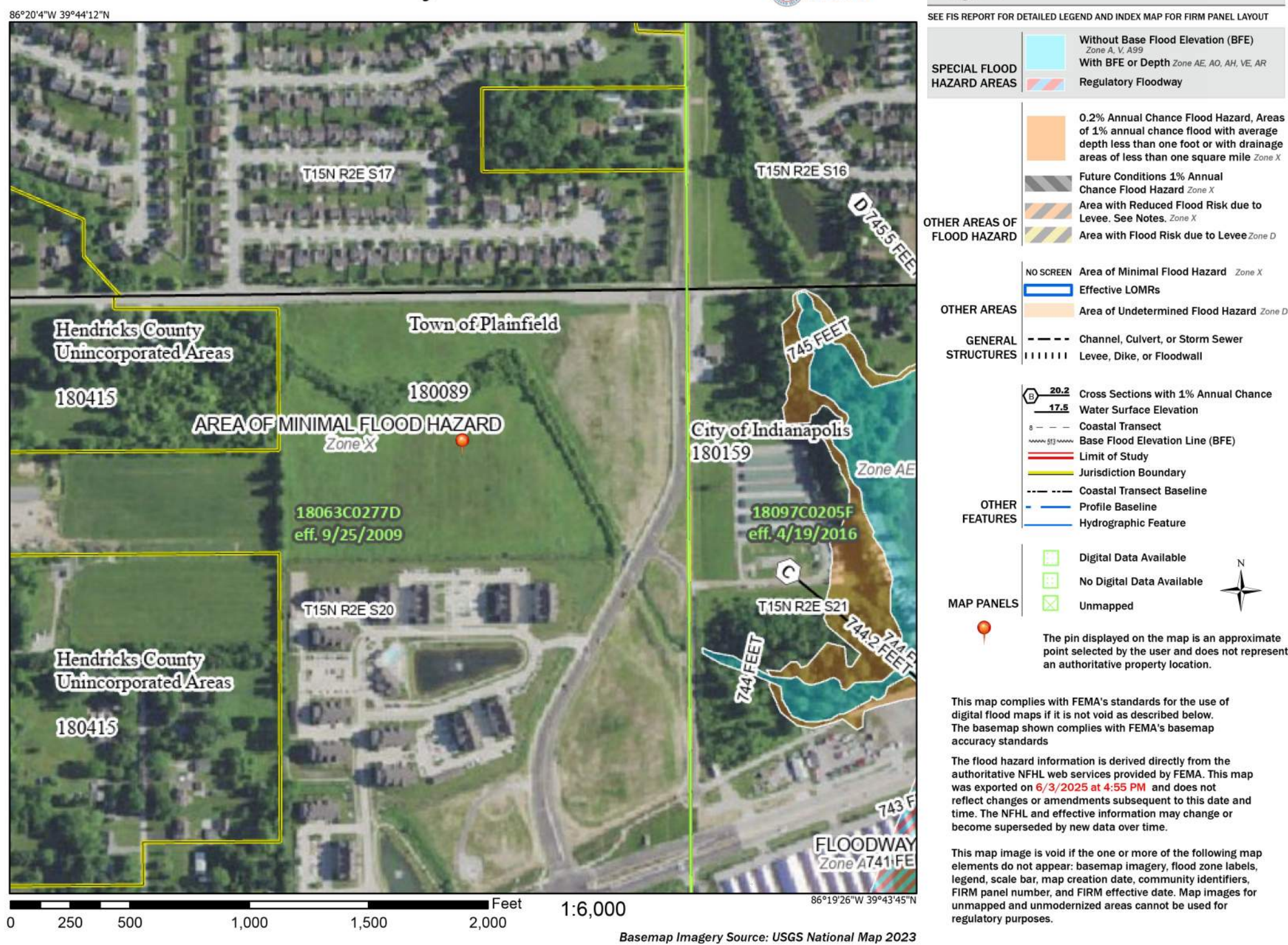
Map Unit Legend

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

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



National Flood Hazard Layer FIRMette



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

NOT FOR
CONSTRUCTION

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ENGINEERING
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PLAINFIELD, IN 46168
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