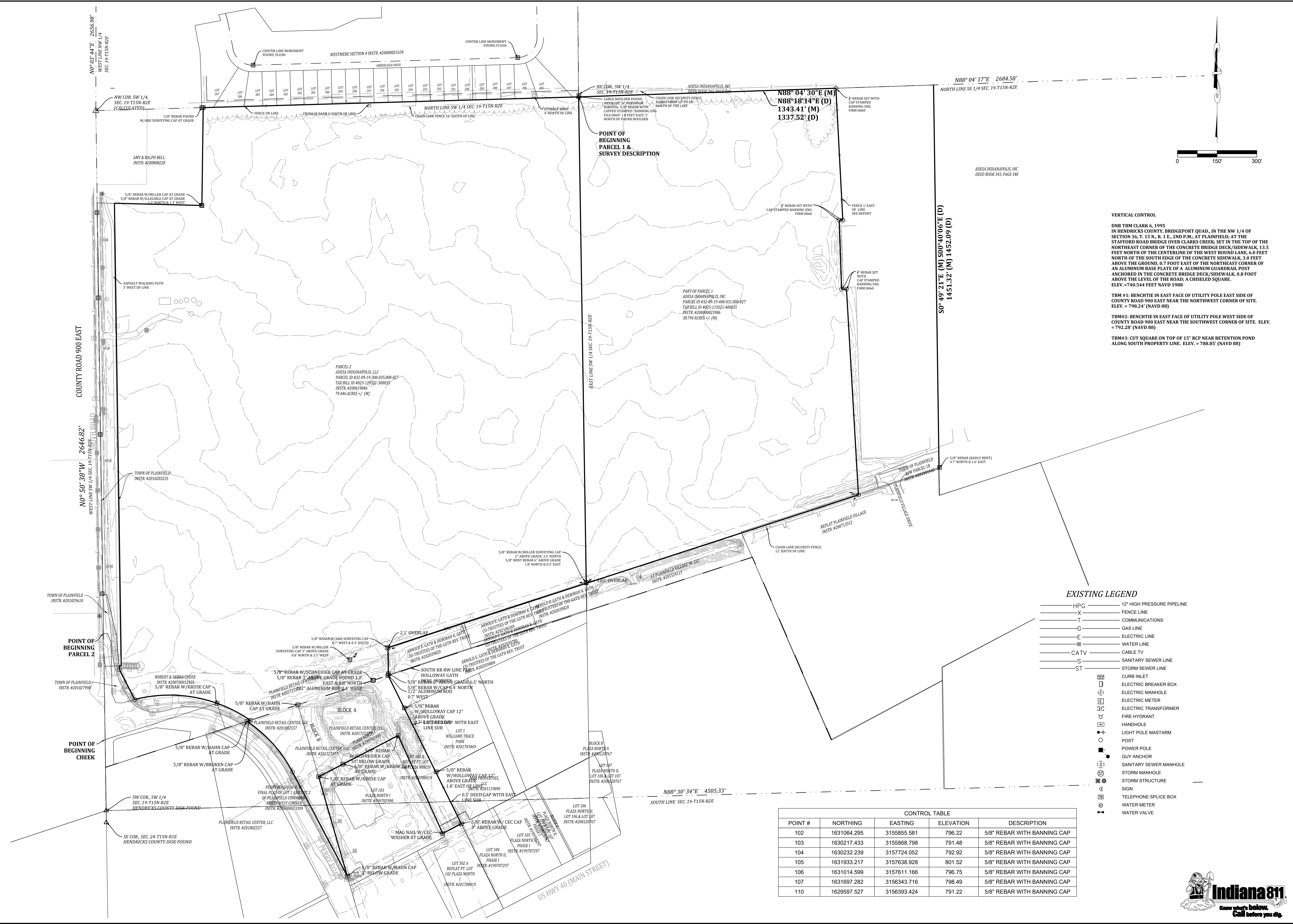


clewis P:\2021\21030\Engineering\Cadd\Sheet Files\VP\21030_PP_top.dwg Nov 19, 2021 12:25pm



EXISTING TOPOGRAPHY
HOBBS STATION - BLOCK "A"
PRIMARY PLAT
PLAINFIELD, INDIANA

EXISTING LEGEND

- HPG 12" HIGH PRESSURE PIPELINE
- X FENCE LINE
- T COMMUNICATIONS
- G GAS LINE
- E ELECTRIC LINE
- W WATER LINE
- CATV CABLE TV
- S SANITARY SEWER LINE
- ST STORM SEWER LINE
- CURB INLET
- ELECTRIC BREAKER BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- FIRE HYDRANT
- HANDHOLE
- LIGHT POLE MASTARM
- POST
- POWER POLE
- GUY ANCHOR
- SANITARY SEWER MANHOLE
- STORM MANHOLE
- STORM STRUCTURE
- SIGN
- TELEPHONE SPlice BOX
- WATER METER
- WATER VALVE

CONTROL TABLE

POINT #	NORTHING	EASTING	ELEVATION	DESCRIPTION
102	1631064.295	3155855.581	796.22	5/8" REBAR WITH BANNING CAP
103	1630217.433	3155868.798	791.48	5/8" REBAR WITH BANNING CAP
104	1630232.239	3157724.052	792.92	5/8" REBAR WITH BANNING CAP
105	1631933.217	3157638.928	801.52	5/8" REBAR WITH BANNING CAP
106	1631014.599	3157611.166	796.75	5/8" REBAR WITH BANNING CAP
107	1631697.282	3156343.716	798.49	5/8" REBAR WITH BANNING CAP
110	1629597.527	3156393.424	791.22	5/8" REBAR WITH BANNING CAP

VERTICAL CONTROL

DNR TBM CLARK 6, 1995
 IN HENDRICKS COUNTY, BRIDGEPORT QUAD, IN THE NW 1/4 OF SECTION 36, T. 15 N., R. 1 E., 2ND P.M.; AT PLAINFIELD; AT THE STAFFORD ROAD BRIDGE OVER CLARKS CREEK; SET IN THE TOP OF THE NORTHEAST CORNER OF THE CONCRETE BRIDGE DECK/SIDEWALK, 13.5 FEET NORTH OF THE CENTERLINE OF THE WEST BOUND LANE, 6.0 FEET NORTH OF THE SOUTH EDGE OF THE CONCRETE SIDEWALK, 3.0 FEET ABOVE THE GROUND, 0.7 FOOT EAST OF THE NORTHEAST CORNER OF AN ALUMINUM BASE PLATE OF AN ALUMINUM GUARDRAIL POST ANCHORED IN THE CONCRETE BRIDGE DECK/SIDEWALK, 0.8 FOOT ABOVE THE LEVEL OF THE ROAD; A CHISELED SQUARE. ELEV. = 740.544 FEET NAVD 1988

TBM #1: BENCHMARK IN EAST FACE OF UTILITY POLE EAST SIDE OF COUNTY ROAD 900 EAST NEAR THE NORTHWEST CORNER OF SITE. ELEV. = 798.24' (NAVD 88)

TBM#2: BENCHMARK IN EAST FACE OF UTILITY POLE WEST SIDE OF COUNTY ROAD 900 EAST NEAR THE SOUTHWEST CORNER OF SITE. ELEV. = 792.28' (NAVD 88)

TBM#3: CUT SQUARE ON TOP OF 15" RCP NEAR RETENTION POND ALONG SOUTH PROPERTY LINE. ELEV. = 788.85' (NAVD 88)

DESIGNED: LCF
DRAWN: FCS
CHECKED:
SCALE: 1" = 150'
DATE: 11-17-21

INDIANA 811
 Know what's below. Call before you dig.

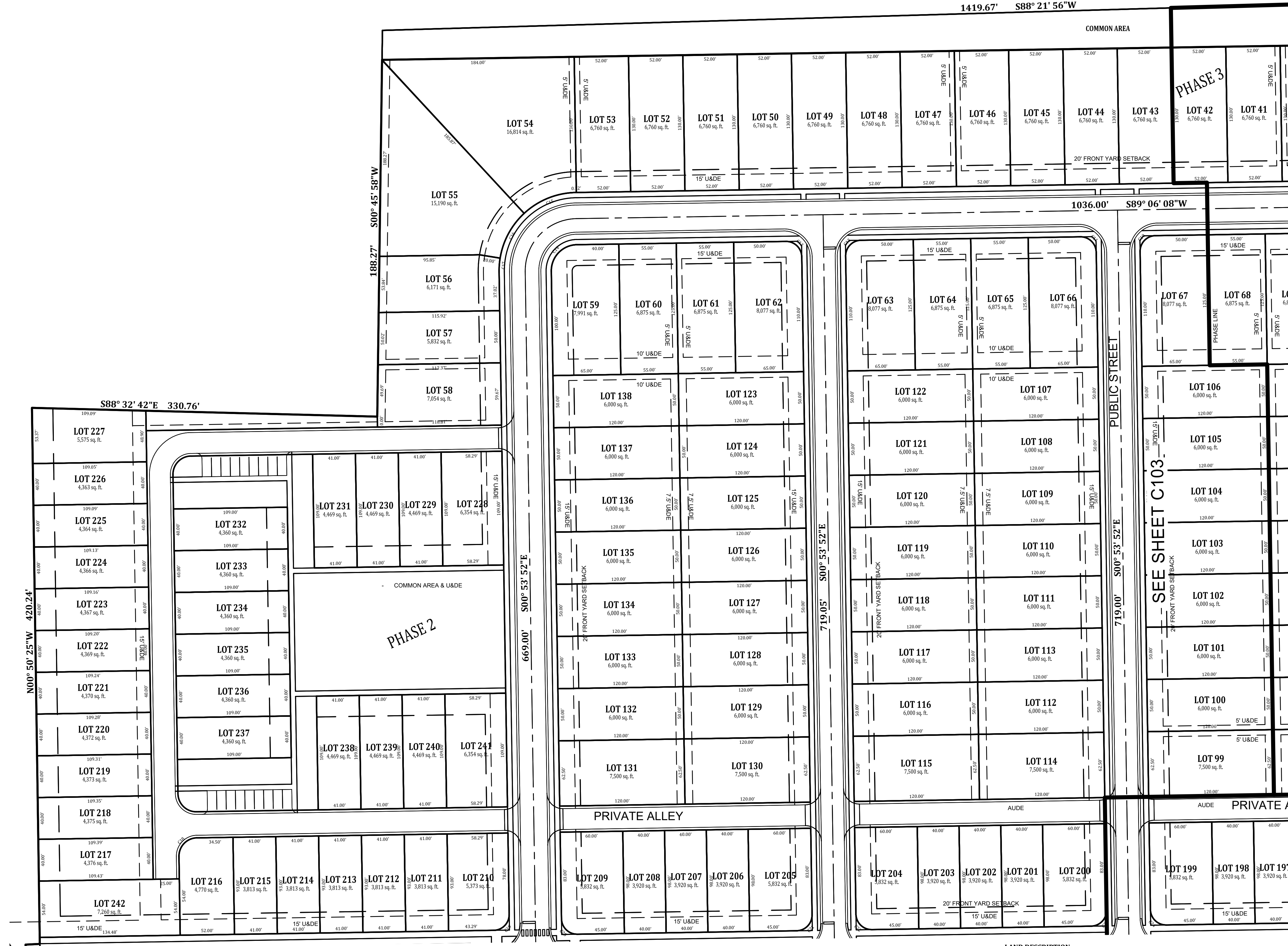
BANNING ENGINEERING
 853 COLUMBIA ROAD, SUITE #101
 PLAINFIELD, IN 46168
 BUS: (317) 707-3700 FAX: (317) 707-3800
 E-MAIL: Banning@BanningEngineering.com
 WEB: www.BanningEngineering.com

Project No: 21030
 Sheet No: C101

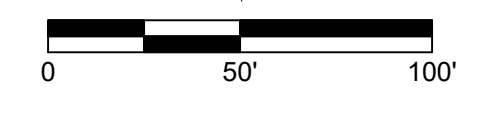
HOBBS STATION

PLAINFIELD, INDIANA

1419.67' S88° 21' 56"W



Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C7	39.27'	25.00'	090°00'00"	25.00'	S45°53'52"E	35.36'
C8	23.56'	15.00'	090°00'00"	15.00'	N44°06'08"E	21.21'
C9	23.56'	15.00'	090°00'00"	15.00'	S45°53'52"E	21.21'
C10	23.56'	15.00'	090°00'00"	15.00'	N44°06'08"E	21.21'
C11	23.56'	15.00'	090°00'00"	15.00'	S45°53'52"E	21.21'
C12	23.56'	15.00'	090°00'00"	15.00'	N44°06'08"E	21.21'
C13	23.56'	15.00'	090°00'00"	15.00'	S45°53'52"E	21.21'
C14	39.27'	25.00'	090°00'00"	25.00'	N44°06'08"E	35.36'
C15	54.90'	75.00'	041°56'35"	28.75'	S68°07'50"W	53.69'
C16	49.57'	75.00'	037°52'05"	25.73'	S28°13'30"W	48.67'
C17	13.34'	75.00'	010°11'20"	6.69'	S04°11'48"W	13.32'
C18	27.49'	17.50'	090°00'00"	17.50'	N44°06'08"E	24.75'
C19	23.56'	15.00'	090°00'00"	15.00'	S44°06'08"W	21.21'
C20	23.56'	15.00'	090°00'00"	15.00'	N45°53'52"W	21.21'
C21	23.56'	15.00'	090°00'00"	15.00'	S44°06'08"W	21.21'
C22	23.56'	15.00'	090°00'00"	15.00'	N45°53'52"W	21.21'
C23	23.56'	15.00'	090°00'00"	15.00'	S44°06'08"W	21.21'
C24	23.56'	15.00'	090°00'00"	15.00'	N45°53'52"W	21.21'
C25	23.56'	15.00'	090°00'00"	15.00'	S44°06'08"W	21.21'
C26	23.56'	15.00'	090°00'00"	15.00'	N45°53'52"W	21.21'
C27	23.56'	15.00'	090°00'00"	15.00'	S44°06'08"W	21.21'
C28	23.56'	15.00'	090°00'00"	15.00'	S45°53'52"E	21.21'
C29	23.56'	15.00'	090°00'00"	15.00'	N44°06'08"E	21.21'
C30	23.56'	15.00'	090°00'00"	15.00'	N44°06'08"E	21.21'
C31	23.56'	15.00'	090°00'00"	15.00'	S45°53'52"E	21.21'
C32	27.49'	17.50'	090°00'00"	17.50'	N45°53'52"W	24.75'
C33	27.49'	17.50'	090°00'00"	17.50'	N44°06'08"E	24.75'
C34	27.49'	17.50'	090°00'00"	17.50'	S45°53'52"E	24.75'
C35	27.49'	17.50'	090°00'00"	17.50'	S44°06'08"W	24.75'
C36	36.32'	80.00'	026°00'38"	18.48'	S76°05'49"W	36.01'
C37	13.35'	400.00'	001°54'42"	6.67'	N88°08'07"E	13.35'
C38	27.49'	17.50'	089°59'20"	17.50'	N44°05'48"E	24.75'
C39	96.70'	534.00'	010°22'30"	48.48'	S79°23'52"W	96.56'
C40	22.38'	15.00'	085°28'59"	13.86'	S41°50'38"W	20.36'
C41	23.56'	15.00'	090°00'00"	15.00'	N45°53'52"W	21.21'
C42	23.56'	15.00'	090°00'00"	15.00'	S44°06'08"W	21.21'
C43	23.75'	15.00'	090°43'42"	15.19'	N46°15'43"W	21.35'
C44	111.54'	466.00'	013°42'51"	56.04'	S81°31'00"W	111.27'
C45	32.63'	75.00'	024°55'46"	16.58'	N13°21'45"W	32.38'
C46	38.12'	75.00'	029°07'14"	19.48'	N40°23'15"W	37.71'
C47	42.90'	75.00'	032°46'20"	22.05'	N71°20'02"W	42.32'
C48	4.16'	75.00'	003°10'40"	2.08'	N89°18'32"W	4.16'



Part of the southwest quarter of Section 19, Township 15 North, Range 2 East of the Second Principal Meridian in the Town of Plainfield, Hendricks County, Indiana, being a part of that 79.538 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 20311 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

BEGINNING at a stone with cut "X" marking the northeast corner of said southwest quarter; thence South 00 degrees 53 minutes 52 seconds East 1,761.68 feet to the beginning of a non-tangent curve to the right having a radius of 466.00 feet and a central angle of 14 degrees 26 minutes 33 seconds, the radius point of which bears North 15 degrees 20 minutes 25 seconds West; thence southwesterly along the arc of said curve 117.46 feet to a point that bears South 00 degrees 53 minutes 52 seconds East from said radius point; thence South 89 degrees 06 minutes 08 seconds West 313.03 feet to the beginning of a tangent curve to the left having a radius of 534.00 feet and a central angle of 17 degrees 41 minutes 12 seconds; thence southwesterly along the arc of said curve 164.84 feet; thence North 00 degrees 53 minutes 52 seconds West 350.27 feet; thence North 88 degrees 59 minutes 45 seconds East 133.94 feet; thence North 00 degrees 52 minutes 33 seconds West 155.17 feet; thence South 89 degrees 06 minutes 08 seconds West 187.28 feet to the beginning of a tangent curve to the left having a radius of 80.00 feet and a central angle of 26 degrees 00 minutes 38 seconds; thence southwesterly along the arc of said curve 36.32 feet; thence South 63 degrees 05 minutes 30 seconds West 66.35 feet; thence North 00 degrees 53 minutes 52 seconds West 446.20 feet; thence South 89 degrees 06 minutes 08 seconds West 507.00 feet to the beginning of a tangent curve to the right having a radius of 15.00 feet and a central angle of 48 degrees 11 minutes 23 seconds; thence northwesterly along the arc of said curve 12.62 feet; thence South 89 degrees 06 minutes 08 seconds West 503.59 feet to the east line of the land of the Town of Plainfield as described in Instrument Number 2010203235 in the Office of the Recorder of Hendricks County, Indiana; thence North 00 degrees 50 minutes 38 seconds West along said east line 507.37 feet to the south line of the land of Bell as described in Instrument Number 200808228 in said recorder's office (the following two (2) calls are along the south and east lines thereof); 1) thence South 88 degrees 32 minutes 55 seconds East 330.76 feet; 2) thence North 00 degrees 45 minutes 58 seconds East 370.08 feet to the north line of said southwest quarter; thence North 88 degrees 22 minutes 02 seconds East along said north line 1,419.67 feet to the POINT OF BEGINNING, containing 45.598 acres, more or less.

Designated: LCF

Drawn: PCS

Checked: [Signature]

Scale: 1" = 50'

Date: 11-17-21

Revisions:

PRIMARY PLAT

HOBBS STATION - BLOCK "A"

PRIMARY PLAT

PLAINFIELD, INDIANA

W. Chad Ziegler

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: 21030

Sheet No: C102

HOBBS STATION

PLAINFIELD, INDIANA



LAND DESCRIPTION

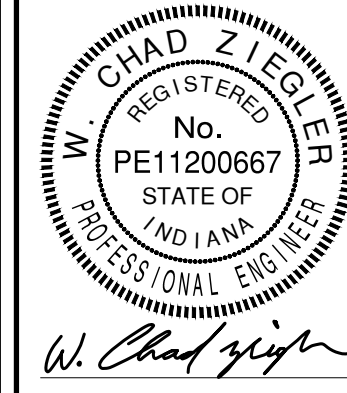
Part of the southwest quarter of Section 19, Township 15 North, Range 2 East of the Second Principal Meridian in the Town of Plainfield, Hendricks County, Indiana, being a part of that 79.538 acre tract of land shown on the plat of an ALTA/NSPS Land Title Survey of said tract certified by Jonathan D. Polson, PS #LS21500011 as Banning Engineering's project number 20311 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

BEGINNING at a stone with cut "X" marking the northeast corner of said southwest quarter; thence South 00 degrees 53 minutes 52 seconds East 1,761.68 feet to the beginning of a non-tangent curve to the right having a radius of 466.00 feet and a central angle of 14 degrees 26 minutes 33 seconds, the radius point of which bears North 15 degrees 20 minutes 25 seconds West; thence southwesterly along the arc of said curve 117.46 feet to a point that bears South 00 degrees 53 minutes 52 seconds East from said radius point; thence South 89 degrees 06 minutes 08 seconds West 313.03 feet to the beginning of a tangent curve to the left having a radius of 534.00 feet and a central angle of 17 degrees 41 minutes 12 seconds; thence southwesterly along the arc of said curve 164.84 feet; thence North 00 degrees 53 minutes 52 seconds West 350.27 feet; thence North 88 degrees 59 minutes 45 seconds East 133.94 feet; thence North 00 degrees 52 minutes 33 seconds West 155.17 feet; thence South 89 degrees 06 minutes 08 seconds West 187.28 feet to the beginning of a tangent curve to the left having a radius of 80.00 feet and a central angle of 26 degrees 00 minutes 38 seconds; thence southwesterly along the arc of said curve 36.32 feet; thence South 63 degrees 05 minutes 30 seconds West 66.35 feet; thence North 00 degrees 53 minutes 52 seconds West 446.20 feet; thence South 89 degrees 06 minutes 08 seconds West 507.00 feet to the beginning of a tangent curve to the right having a radius of 15.00 feet and a central angle of 48 degrees 11 minutes 23 seconds; thence northwesterly along the arc of said curve 12.62 feet; thence South 89 degrees 06 minutes 08 seconds West 503.59 feet to the east line of the land of the Town of Plainfield as described in Instrument Number 2010203235 in the Office of the Recorder of Hendricks County, Indiana; thence North 00 degrees 50 minutes 38 seconds West along said east line 507.37 feet to the south line of the land of Bell as described in Instrument Number 200808228 in said recorder's office (the following two (2) calls are along the south and east lines thereof): 1) thence South 88 degrees 32 minutes 55 seconds East 330.76 feet; 2) thence North 00 degrees 45 minutes 58 seconds East 370.08 feet to the north line of said southwest quarter; thence North 88 degrees 22 minutes 02 seconds East along said north line 1,419.67 feet to the POINT OF BEGINNING, containing 45.598 acres, more or less.

Curve Table

Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C7	39.27'	25.00'	090°00'00"	25.00'	S45°53'52"E	35.36'
C8	23.56'	15.00'	090°00'00"	15.00'	N44°06'08"E	21.21'
C9	23.56'	15.00'	090°00'00"	15.00'	S45°53'52"E	21.21'
C10	23.56'	15.00'	090°00'00"	15.00'	N44°06'08"E	21.21'
C11	23.56'	15.00'	090°00'00"	15.00'	S45°53'52"E	21.21'
C12	23.56'	15.00'	090°00'00"	15.00'	N44°06'08"E	21.21'
C13	23.56'	15.00'	090°00'00"	15.00'	S45°53'52"E	21.21'
C14	39.27'	25.00'	090°00'00"	25.00'	N44°06'08"E	35.36'
C15	54.90'	75.00'	041°56'35"	28.75'	S68°07'50"W	53.69'
C16	49.57'	75.00'	037°52'05"	25.73'	S28°13'30"W	48.67'
C17	13.34'	75.00'	010°11'20"	6.69'	S04°11'48"W	13.32'
C18	27.49'	17.50'	090°00'00"	17.50'	N44°06'08"E	24.75'
C19	23.56'	15.00'	090°00'00"	15.00'	S44°06'08"W	21.21'
C20	23.56'	15.00'	090°00'00"	15.00'	N45°53'52"W	21.21'
C21	23.56'	15.00'	090°00'00"	15.00'	S44°06'08"W	21.21'
C22	23.56'	15.00'	090°00'00"	15.00'	N45°53'52"W	21.21'
C23	23.56'	15.00'	090°00'00"	15.00'	S44°06'08"W	21.21'
C24	23.56'	15.00'	090°00'00"	15.00'	N45°53'52"W	21.21'
C25	23.56'	15.00'	090°00'00"	15.00'	S44°06'08"W	21.21'
C26	23.56'	15.00'	090°00'00"	15.00'	N45°53'52"W	21.21'
C27	23.56'	15.00'	090°00'00"	15.00'	S44°06'08"W	21.21'
C28	23.56'	15.00'	090°00'00"	15.00'	S45°53'52"E	21.21'
C29	23.56'	15.00'	090°00'00"	15.00'	N44°06'08"E	21.21'
C30	23.56'	15.00'	090°00'00"	15.00'	N44°06'08"E	21.21'
C31	23.56'	15.00'	090°00'00"	15.00'	S45°53'52"E	21.21'
C32	27.49'	17.50'	090°00'00"	17.50'	N45°53'52"W	24.75'
C33	27.49'	17.50'	090°00'00"	17.50'	N44°06'08"E	24.75'
C34	27.49'	17.50'	090°00'00"	17.50'	S45°53'52"E	24.75'
C35	27.49'	17.50'	090°00'00"	17.50'	S44°06'08"W	24.75'
C36	36.32'	80.00'	026°00'38"	18.48'	S76°05'49"W	36.01'
C37	13.35'	400.00'	001°54'42"	6.67'	N88°08'07"E	13.35'
C38	27.49'	17.50'	089°59'20"	17.50'	N44°05'48"E	24.75'
C39	96.70'	534.00'	010°22'30"	48.48'	S79°23'52"W	96.56'
C40	22.38'	15.00'	085°28'59"	13.86'	S41°50'38"W	20.36'
C41	23.56'	15.00'	090°00'00"	15.00'	N45°53'52"W	21.21'
C42	23.56'	15.00'	090°00'00"	15.00'	S44°06'08"W	21.21'
C43	23.75'	15.00'	090°43'42"	15.19'	N46°15'43"W	21.35'
C44	111.54'	466.00'	013°42'51"	56.04'	S81°31'00"W	111.27'
C45	32.63'	75.00'	024°55'46"	16.58'	N13°21'45"W	32.38'
C46	38.12'	75.00'	029°07'14"	19.48'	N40°23'15"W	37.71'
C47	42.90'	75.00'	032°46'20"	22.05'	N71°20'02"W	42.32'
C48	4.16'	75.00'	003°10'40"	2.08'	N89°18'32"W	4.16'

PRIMARY PLAT
HOBBS STATION - BLOCK "A"
PRIMARY PLAT
PLAINFIELD, INDIANA



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

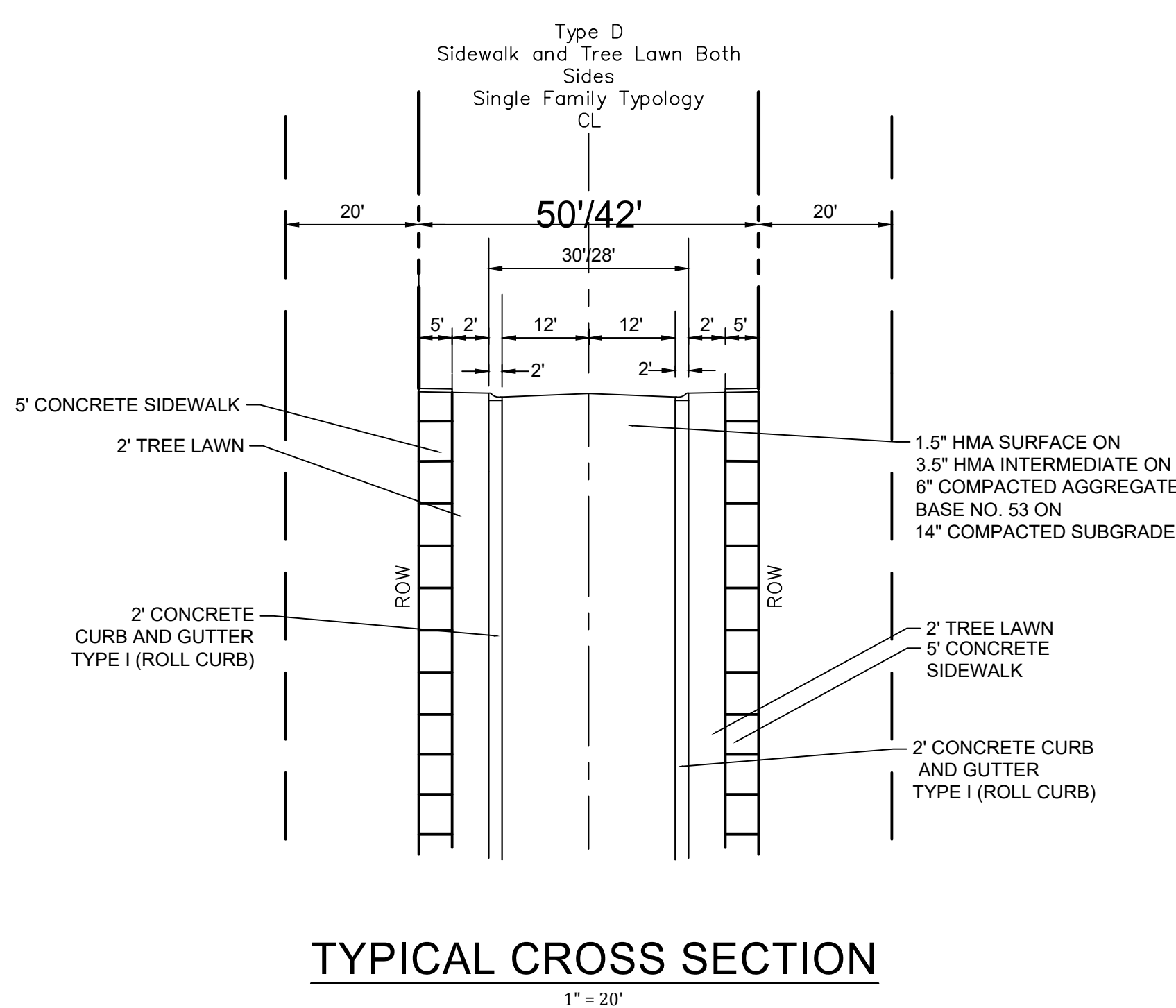
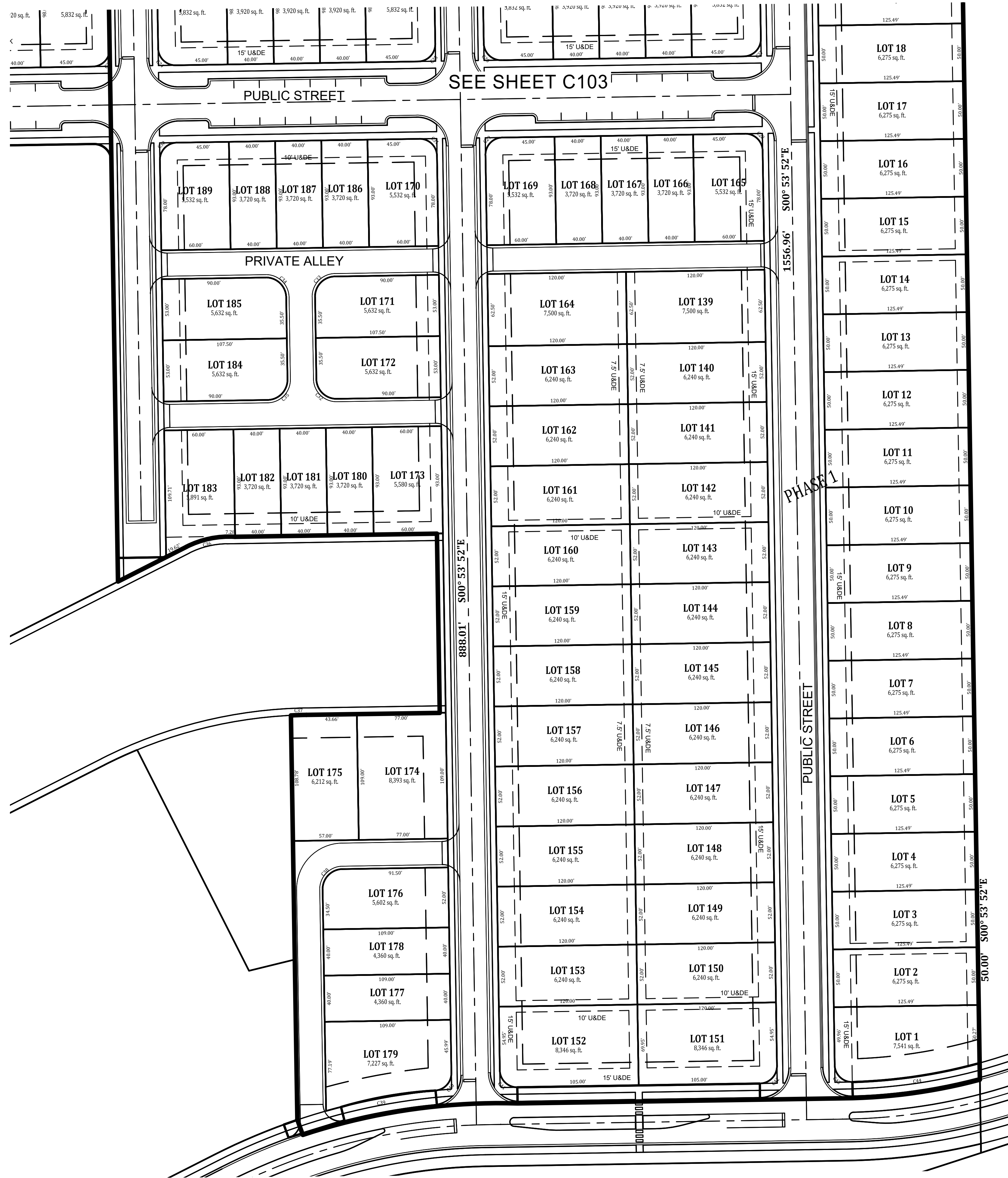


Project No: 21030
Sheet No:

C103

HOBBS STATION

PLAINFIELD, INDIANA



Curve Table						
Curve #	Length	Radius	Delta	Tangent	Chord Bearing	Chord Distance
C7	39.27'	25.00'	090°00'00"	25.00'	S45°53'52"E	35.36'
C8	23.56'	15.00'	090°00'00"	15.00'	N44°06'08"E	21.21'
C9	23.56'	15.00'	090°00'00"	15.00'	S45°53'52"E	21.21'
C10	23.56'	15.00'	090°00'00"	15.00'	N44°06'08"E	21.21'
C11	23.56'	15.00'	090°00'00"	15.00'	S45°53'52"E	21.21'
C12	23.56'	15.00'	090°00'00"	15.00'	N44°06'08"E	21.21'
C13	23.56'	15.00'	090°00'00"	15.00'	S45°53'52"E	21.21'
C14	39.27'	25.00'	090°00'00"	25.00'	N44°06'08"E	35.36'
C15	54.90'	75.00'	041°56'35"	28.75'	S68°07'50"W	53.69'
C16	49.57'	75.00'	037°52'05"	25.73'	S28°13'30"W	48.67'
C17	13.34'	75.00'	010°11'20"	6.69'	S04°11'48"W	13.32'
C18	27.49'	17.50'	090°00'00"	17.50'	N44°06'08"E	24.75'
C19	23.56'	15.00'	090°00'00"	15.00'	S44°06'08"W	21.21'
C20	23.56'	15.00'	090°00'00"	15.00'	N45°53'52"W	21.21'
C21	23.56'	15.00'	090°00'00"	15.00'	S44°06'08"W	21.21'
C22	23.56'	15.00'	090°00'00"	15.00'	N45°53'52"W	21.21'
C23	23.56'	15.00'	090°00'00"	15.00'	S44°06'08"W	21.21'
C24	23.56'	15.00'	090°00'00"	15.00'	N45°53'52"W	21.21'
C25	23.56'	15.00'	090°00'00"	15.00'	S44°06'08"W	21.21'
C26	23.56'	15.00'	090°00'00"	15.00'	N45°53'52"W	21.21'
C27	23.56'	15.00'	090°00'00"	15.00'	S44°06'08"W	21.21'
C28	23.56'	15.00'	090°00'00"	15.00'	S45°53'52"E	21.21'
C29	23.56'	15.00'	090°00'00"	15.00'	N44°06'08"E	21.21'
C30	23.56'	15.00'	090°00'00"	15.00'	N44°06'08"E	21.21'
C31	23.56'	15.00'	090°00'00"	15.00'	S45°53'52"E	21.21'
C32	27.49'	17.50'	090°00'00"	17.50'	N45°53'52"W	24.75'
C33	27.49'	17.50'	090°00'00"	17.50'	N44°06'08"E	24.75'
C34	27.49'	17.50'	090°00'00"	17.50'	S45°53'52"E	24.75'
C35	27.49'	17.50'	090°00'00"	17.50'	S44°06'08"W	24.75'
C36	36.32'	80.00'	026°00'38"	18.48'	S76°05'49"W	36.01'
C37	13.35'	400.00'	001°54'42"	6.67'	N88°08'07"E	13.35'
C38	27.49'	17.50'	089°59'20"	17.50'	N44°05'48"E	24.75'
C39	96.70'	534.00'	010°22'30"	48.48'	S79°23'52"W	96.56'
C40	22.38'	15.00'	085°28'59"	13.86'	S41°50'38"W	20.36'
C41	23.56'	15.00'	090°00'00"	15.00'	N45°53'52"W	21.21'
C42	23.56'	15.00'	090°00'00"	15.00'	S44°06'08"W	21.21'
C43	23.75'	15.00'	090°43'42"	15.19'	N46°15'43"W	21.35'
C44	111.54'	466.00'	013°42'51"	56.04'	S81°31'00"W	111.27'
C45	32.63'	75.00'	024°55'46"	16.58'	N13°21'45"W	32.38'
C46	38.12'	75.00'	029°07'14"	19.48'	N40°23'15"W	37.71'
C47	42.90'	75.00'	032°46'20"	22.05'	N71°20'02"W	42.32'
C48	4.16'	75.00'	003°10'40"	2.08'	N89°18'32"W	4.16'

LAND DESCRIPTION

Part of the southwest quarter of Section 19, Township 15 North, Range 2 East of the Second Principal Meridian in the Town of Plainfield, Hendricks County, Indiana, being a part of that 79.538 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 20311 (all references to monuments and courses herein are as shown on said plat of survey) described as follows:

BEGINNING at a stone with cut "X" marking the northeast corner of said southwest quarter; thence South 00 degrees 53 minutes 52 seconds East 1,761.68 feet to the beginning of a non-tangent curve to the right having a radius of 466.00 feet and a central angle of 14 degrees 26 minutes 33 seconds, the radius point of which bears North 15 degrees 20 minutes 25 seconds West; thence southwesterly along the arc of said curve 117.46 feet to a point that bears South 00 degrees 53 minutes 52 seconds East from said radius point; thence South 89 degrees 06 minutes 08 seconds West 313.03 feet to the beginning of a tangent curve to the left having a radius of 534.00 feet and a central angle of 17 degrees 41 minutes 12 seconds; thence southwesterly along the arc of said curve 164.84 feet; thence North 00 degrees 53 minutes 52 seconds West 350.27 feet; thence North 88 degrees 59 minutes 45 seconds East 133.94 feet; thence North 00 degrees 52 minutes 33 seconds West 155.17 feet; thence South 89 degrees 06 minutes 08 seconds West 187.28 feet to the beginning of a tangent curve to the left having a radius of 80.00 feet and a central angle of 26 degrees 00 minutes 38 seconds; thence southwesterly along the arc of said curve 36.32 feet; thence South 63 degrees 05 minutes 30 seconds West 66.35 feet; thence North 00 degrees 53 minutes 52 seconds West 446.20 feet; thence South 89 degrees 06 minutes 08 seconds West 507.00 feet to the beginning of a tangent curve to the right having a radius of 15.00 feet and a central angle of 48 degrees 11 minutes 23 seconds; thence northwesterly along the arc of said curve 12.62 feet; thence South 89 degrees 06 minutes 08 seconds West 503.59 feet to the east line of the land of the Town of Plainfield as described in Instrument Number 2010203235 in the Office of the Recorder of Hendricks County, Indiana; thence North 00 degrees 50 minutes 38 seconds West along said east line 507.37 feet to the south line of the land of Bell as described in Instrument Number 200808228 in said recorder's office (the following two (2) calls are along the south and east lines thereof): 1) thence South 88 degrees 32 minutes 55 seconds East 330.76 feet; 2) thence North 00 degrees 45 minutes 58 seconds East 370.08 feet to the north line of said southwest quarter; thence North 89 degrees 22 minutes 02 seconds East along said north line 1,419.67 feet to the POINT OF BEGINNING, containing 45.598 acres, more or less.



Revisions: _____

Designated: LCF _____

Drawn: _____

Checked: _____

Scale: 1" = 50'

Date: 11-17-21

PRIMARY PLAT
HOBBS STATION - BLOCK "A"
PRIMARY PLAT
PLAINFIELD, INDIANA

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: 21030
 Sheet No: C104

c:\p1\2021\21030\Engineering\Cadd\Sheet Files\VP\21030_PP_plat_dflms.dwg Nov 19, 2021 12:25pm

HOBBS STATION



NOTES:

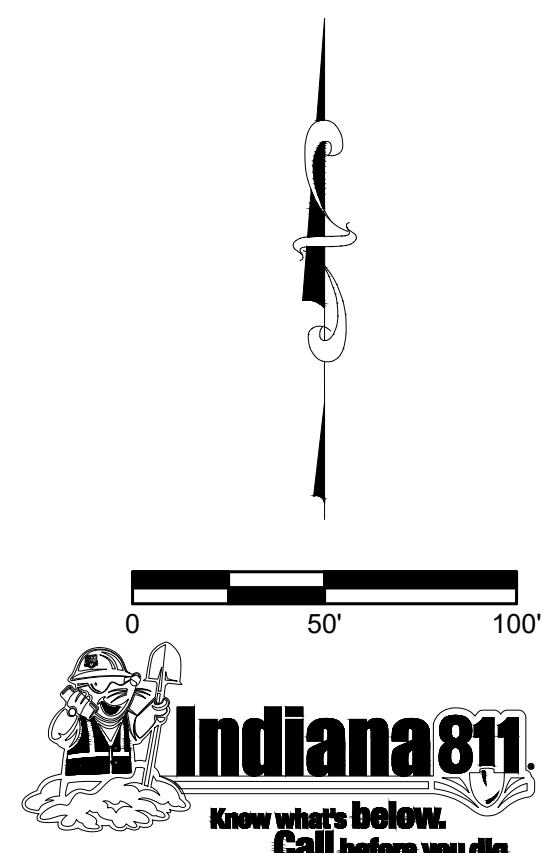
- SCHOOL DISTRICT: AVON
- CURRENT ZONING DISTRICT: PUD
- SIDEWALKS WILL BE LOCATED ON BOTH SIDES OF ALL INTERIOR PUBLIC STREETS THROUGHOUT THIS SUBDIVISION
- STREET SIGNAGE WILL BE IN ACCORDANCE WITH PLAINFIELD STANDARDS FOR LOCATION AND TYPE
- THE EROSION CONTROL PLAN WILL MEET ALL NRCS, DNR, AND MS4 REQUIREMENTS AND WILL BE SUBMITTED TO IDEM TO COMPLY WITH RULE 5.
- THE DRAINAGE OUTLET FOR THIS PROJECT WILL BE TO THE SOUTH INTO A REGIONAL WET BASIN
- CONSTRUCTION OF PHASE ONE TO BEGIN SPRING OF 2022.
- ALL INFRASTRUCTURE TO MEET TOWN OF PLAINFIELD STANDARDS AND REQUIREMENTS
- ALL SANITARY SEWER MAINS SHALL BE 8" PVC SANITARY, UNLESS OTHERWISE NOTED.
- ALL BACK OF CURB RADII AT INTERSECTIONS TO HAVE A MINIMUM RADIUS OF 25 FEET UNLESS OTHERWISE NOTED
- ALL AREAS AND DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE UNTIL CONSTRUCTION PLANS AND PLAT ARE COMPLETED

LEGEND
EXISTING

- X- FENCE LINE
- T- COMMUNICATIONS
- G- GAS LINE
- E- ELECTRIC LINE
- W- WATER LINE
- CATV- CABLE TV
- S- SANITARY SEWER LINE
- ST- STORM SEWER LINE
- HPC- HIGH PRESSURE GAS PIPELINE
- CURB INLET
- ELECTRIC BREAKER BOX
- ⊕ ELECTRIC MANHOLE
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC TRANSFORMER
- ⊕ FIRE HYDRANT
- ⊕ HANDHOLE
- ⊕ LIGHT POLE MASTARM
- POST
- POWER POLE
- GUY ANCHOR
- ⊕ MANHOLE
- ⊕ STORM MANHOLE
- ⊕ STORM STRUCTURE
- ⊕ SIGN
- ⊕ TELEPHONE SPlice BOX
- ⊕ WATER METER
- ⊕ WATER VALVE

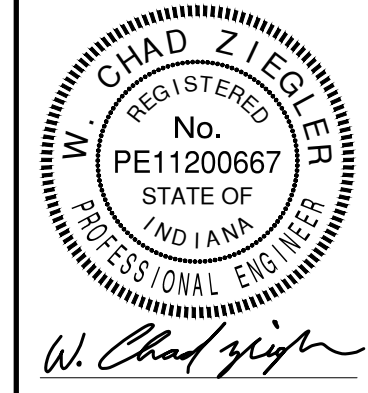
LEGEND
PROPOSED

- STORM MANHOLE
- ⊕ STORM SEWER
- ⊕ STORM INLETS
- SANITARY SEWER
- W- WATER MAIN
- SANITARY MANHOLE
- ▭ OFF STREET PARKING
- DRAINAGE ARROW
- - - UTILITY & DRAINAGE EASEMENT
- ⊕ ACCESS UTILITY & DRAINAGE EASEMENT



Designated:	LGf
Drawn:	AL
Checked:	
Scale:	1" = 50'
Date:	11-17-21

IMPROVEMENTS
HOBBS STATION - BLOCK "A"
PRIMARY PLAT
PLAINFIELD, INDIANA

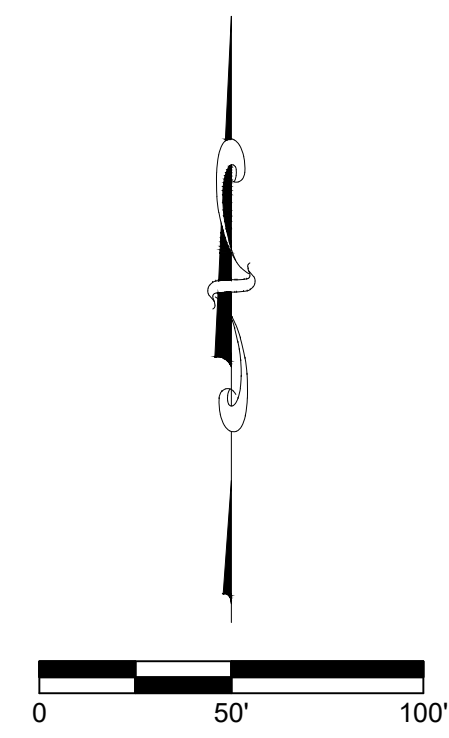
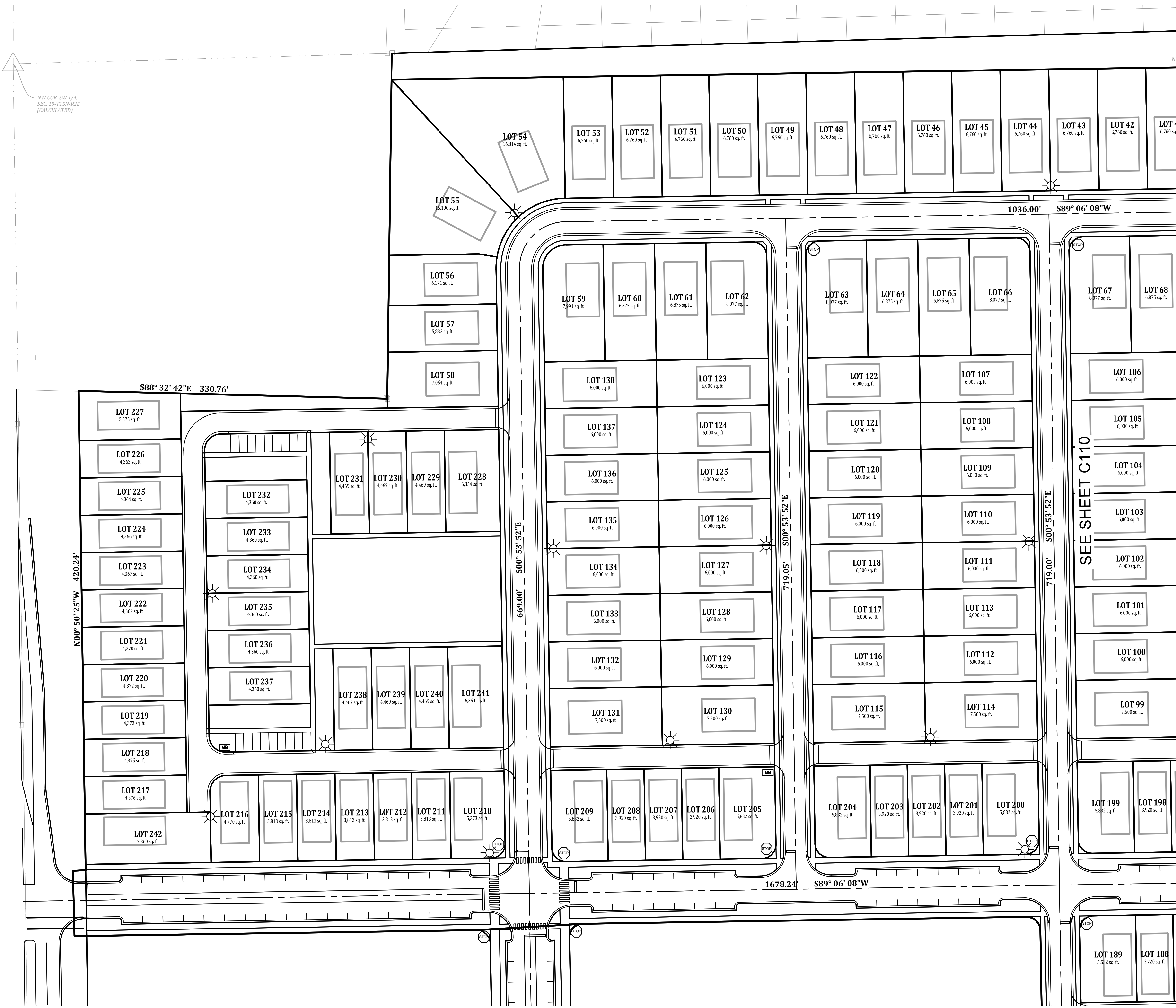


BANNING ENGINEERING
REGISTERED PROFESSIONAL ENGINEER
653 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46166
BUS: (317) 707-3700 FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 21030
Sheet No:

c:\p1\2021\21030\Engineering\Cadd\Sheet Files\VP\21030_PP_Plot_Improvements.dwg Nov 19, 2021 12:26pm

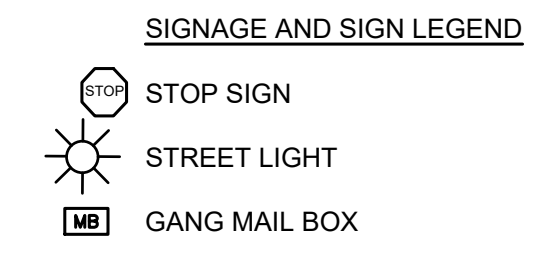
HOBBS STATION



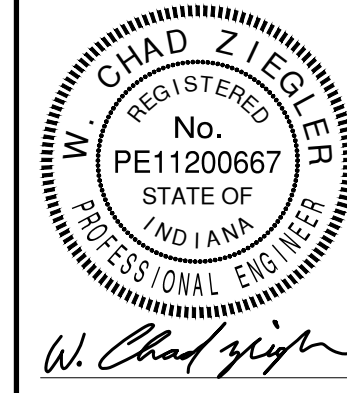
SEE SHEET C110

NOTES:

1. SIGNS, LIGHTPOLES, WALKS, PATHS, AND HANDICAP RAMPS SHALL BE PER TOWN OF PLAINFIELD STANDARDS.
2. SYMBOLS ARE LARGER THAN ACTUAL SIZE FOR LOCATION CLARIFICATION.



SIDEWALK, LIGHTING, SIGNS & LS LEVELS
HOBBS STATION - BLOCK "A"
PRIMARY PLAT
PLAINFIELD, INDIANA



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

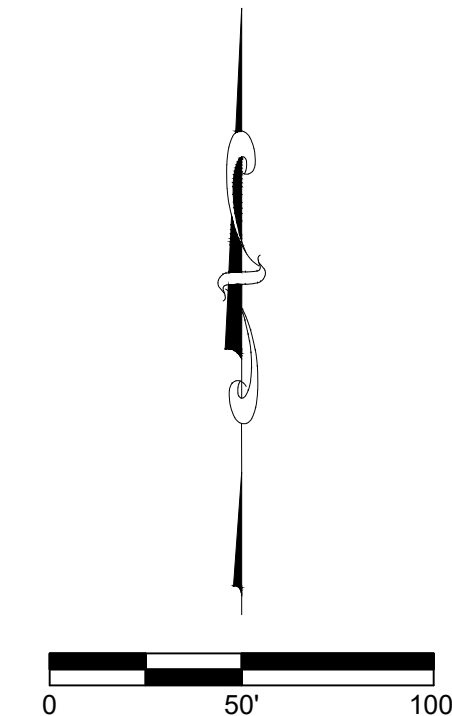


Project No: 21030
 Sheet No:

c:\p1\21030\Engineering\Cadd\Sheet Files\VP\21030_PP_sk_light_signs.dwg Nov 19, 2021 12:26pm

Designated:	LF
Drawn:	PCS
Checked:	
Scale:	1" = 50'
Date:	11-17-21

HOBBS STATION



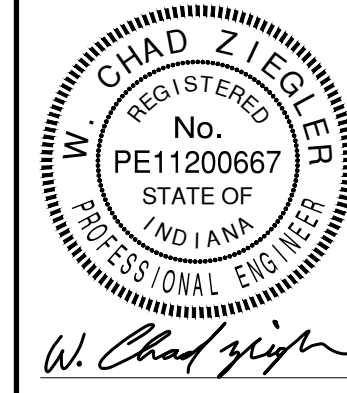
NOTES:

- SIGNS, LIGHTPOLES, WALKS, PATHS, AND HANDICAP RAMPS SHALL BE PER TOWN OF PLAINFIELD STANDARDS.
- SYMBOLS ARE LARGER THAN ACTUAL SIZE FOR LOCATION CLARIFICATION.

SIGNAGE AND SIGN LEGEND

- STOP SIGN
- STREET LIGHT
- GANG MAIL BOX

SIDEWALK, LIGHTING, SIGNS & LS LEVELS
 HOBBS STATION - BLOCK "A"
 PRIMARY PLAT
 PLAINFIELD, INDIANA



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

Project No: 21030
Sheet No:

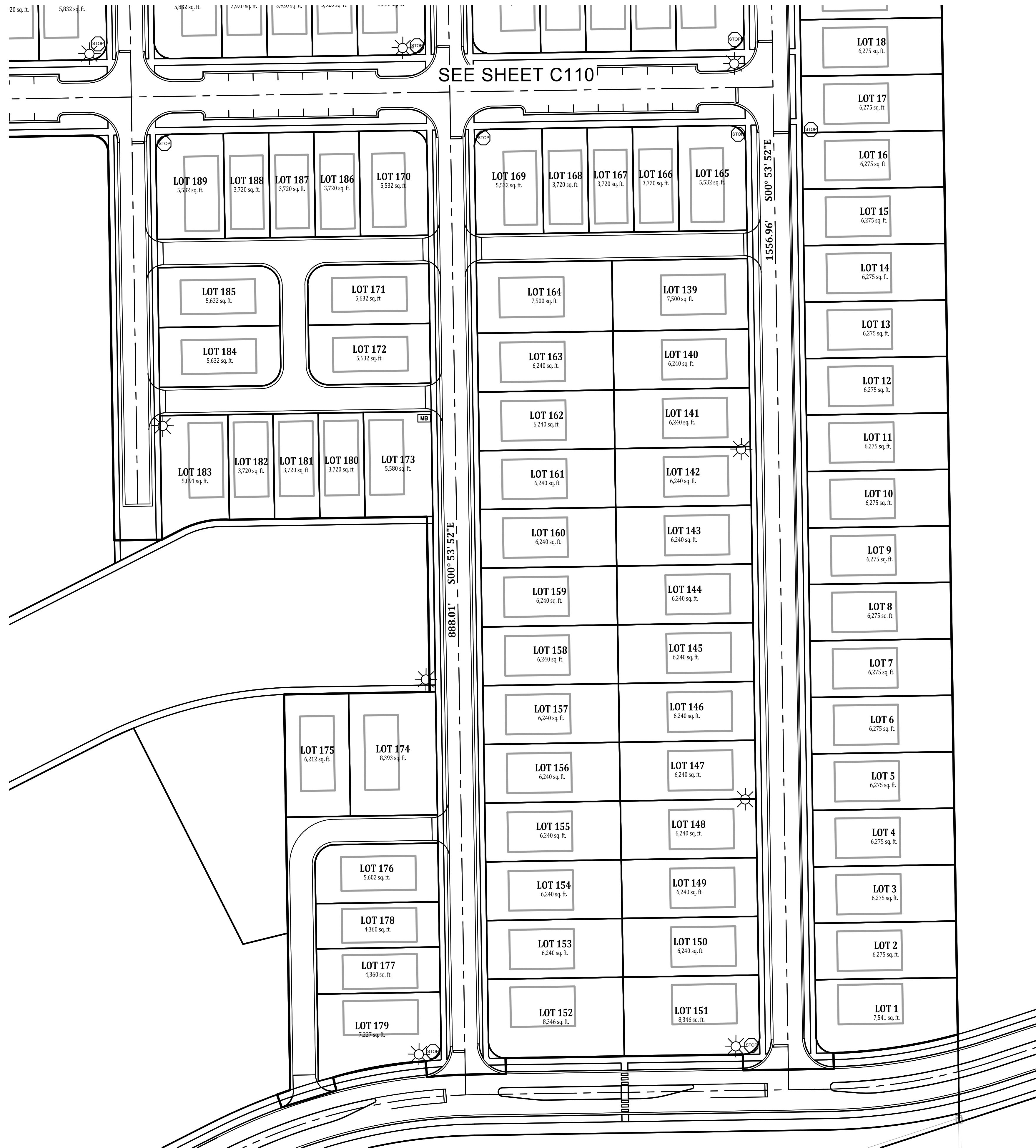


C109

c:\pwworking\BanningEngineering\Cadd\Sheet Files\VP\21030_PP_sk_light_signs.dwg Nov 19, 2021 12:26pm

SEC. 19-T15N-R2E

HOBBS STATION

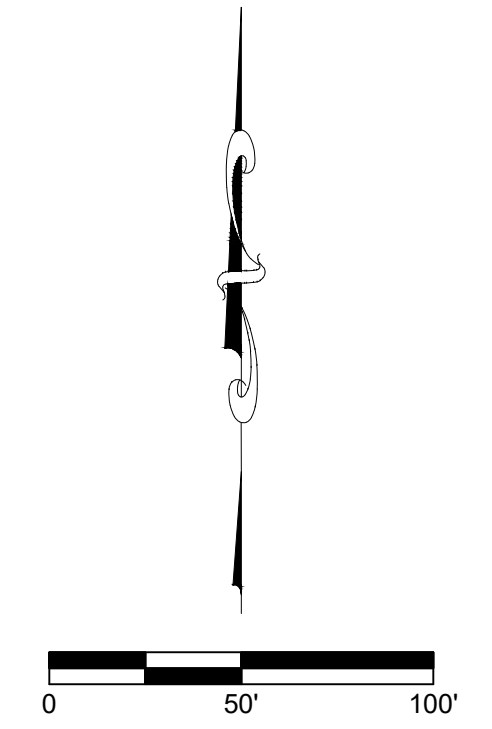


NOTES:

- SIGNS, LIGHTPOLES, WALKS, PATHS, AND HANDICAP RAMPS SHALL BE PER TOWN OF PLAINFIELD STANDARDS.
- SYMBOLS ARE LARGER THAN ACTUAL SIZE FOR LOCATION CLARIFICATION.

SIGNAGE AND SIGN LEGEND

- STOP SIGN
- STREET LIGHT
- GANG MAIL BOX



SIDEWALK, LIGHTING, SIGNS & LS LEVELS
 HOBBS STATION - BLOCK "A"
 PRIMARY PLAT
 PLAINFIELD, INDIANA



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

Project No: 21030
 Sheet No:

C110

