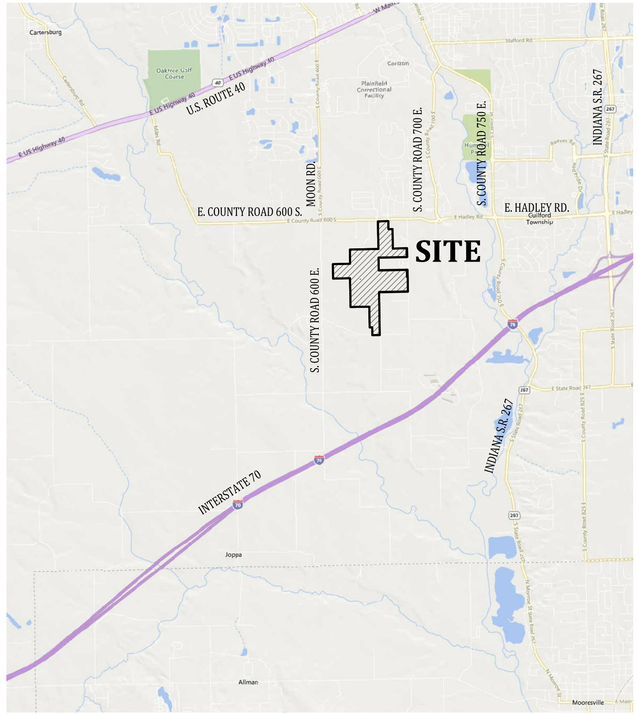
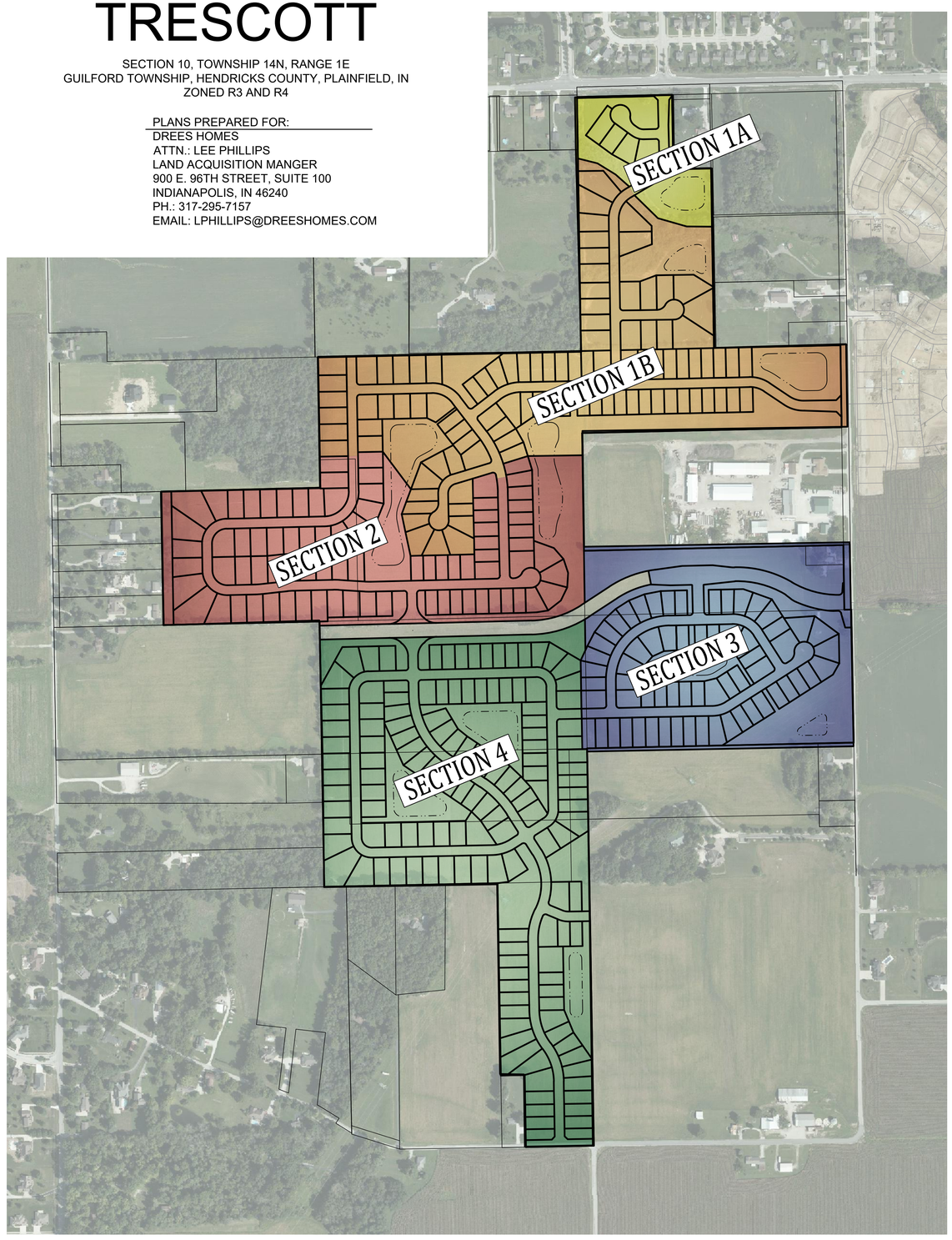
TRESCOTT

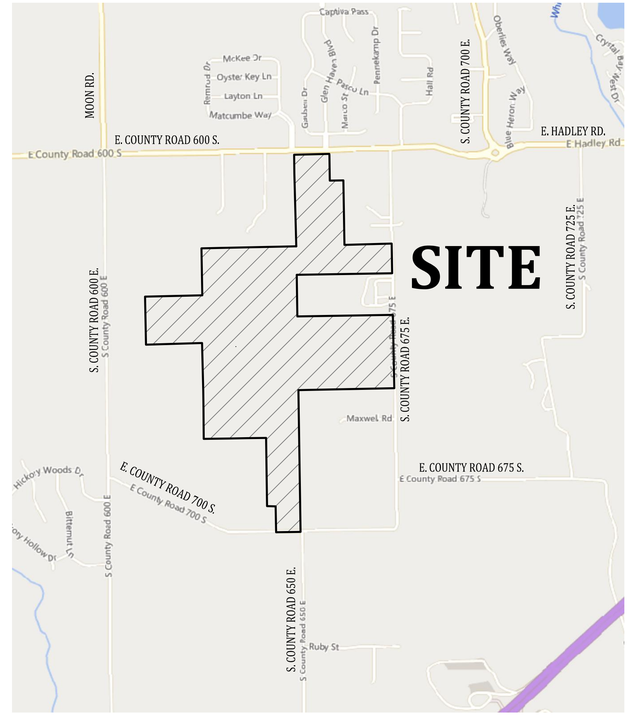
SECTION 10, TOWNSHIP 14N, RANGE 1E
GUILFORD TOWNSHIP, HENDRICKS COUNTY, PLAINFIELD, IN
ZONED R3 AND R4

PLANS PREPARED FOR:
DREES HOMES
ATTN.: LEE PHILLIPS
LAND ACQUISITION MANGER
900 E. 96TH STREET, SUITE 100
INDIANAPOLIS, IN 46240
PH.: 317-295-7157
EMAIL: LPHILLIPS@DREESHOMES.COM



VICINITY MAP
NO SCALE





LOCATION MAP
NO SCALE

OPERATING AUTHORITIES

GAS
Vectren Gas
1995 E. Main Street
Danville, IN, 46122
317-718-3617

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
Hendricks Power Cooperative
86 North CR 500 East
PO Box 39
Danville, IN 46123
317-745-5473

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 Clarks Creek Rd.
Plainfield, IN, 46168
317-839-6939

SCHOOL DISTRICT
Plainfield Community School Corp.
985 S. Longfellow Ln.
Plainfield, IN, 46168
317-839-2578

TRANSMISSION LINES
(Lines along Hadley Road)
Duke Energy
5905 East Main Street
P.O. Box 29
Danville, IN 46122
317-745-4481

TRANSMISSION LINES
(Big Towers / Lines)
Indianapolis Power & Light
1230 West Morris Street
Indianapolis, IN 46221
317-261-8222

LAND OWNERS:

DAMON N. JONES REVOCABLE
TRUST DATED JUNE 19, 2019
5720 MONGAN LANE
PLAINFIELD, IN 46168
PARCEL # 32-15-10-200-026.000-011

REDBIRD GROUP LLC
6644 S. C.R. 675 E.
PLAINFIELD, IN 46168
PH. #: 317-491-4155
EMAIL: JHALL67913@AOL.COM
PARCEL #: 32-15-10-200-010.000-011
PARCEL #: 32-15-10-100-004.000-011
PARCEL #: 32-15-10-100-007.000-011
PARCEL #: 32-15-10-300-002.000-011
PARCEL #: 32-15-10-300-017.000-011

LAND OWNERS:

JOHN A. HALL & CHASTIDY A. HALL
6600 S. C.R. 675 E.
PLAINFIELD, IN 46168
PH. #: 317-491-4155
EMAIL: JHALL67913@AOL.COM
PARCEL #: 32-15-10-400-007.000-011
PARCEL #: 32-15-10-300-015.000-011

JOHN W. LEWIS IRREVOCABLE TRUST (1/2 INTEREST)
& MARLENE L. LEWIS IRREVOCABLE TRUST (1/2 INTEREST)
ATTN: REBECCA A. MARKLAND (CO-TRUSTEE)
605 ELM DRIVE
PLAINFIELD, IN 46168
PH. #: 317-946-1988
EMAIL: BMARKLAN@IU.EDU
PARCEL #: 32-15-10-200-014.000-011
PARCEL #: 32-15-10-200-015.000-011
PARCEL #: 32-15-10-400-001.000-011

SHEET INDEX

SHEET NO	DESCRIPTION
C100	TITLE SHEET
C110-C118	EXISTING TOPOGRAPHY
C210-C218	PRIMARY PLAT
C310-C318	UTILITY, SIDEWALK & SIGNAGE PLAN
C400	DETAIL, SOIL & FIRM MAP

REVISIONS

NUMBER	DESCRIPTION	DATE
	REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022

SITE MAP
SCALE: 1" = 300'

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

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: ROBERT "JASON" COYLE
EMAIL: JCOYLE@BANNING-ENG.COM

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

CERTIFIED BY:

PROJECT SUMMARY			
TOTAL R3 LOTS	126		
TOTAL R4 LOTS	252		
TOTAL AREA	167.3	ACRES ±	
TOTAL AREA OF LOTS	92.8	ACRES ±	55%
TOTAL AREA OF COMMON AREA	47.0	ACRES ±	28%
TOTAL AREA OF RIGHT-OF WAY FOR SECTIONS 1 - 4	24.8	ACRES ±	15%
TOTAL AREA FOR FUTURE HACKMORE RD.	2.8	ACRES ±	2%

SECTION 1A SUMMARY			
TOTAL R3 LOTS (1 - 4)	4		
TOTAL R4 LOTS	0		
TOTAL AREA	6.4	ACRES ±	
TOTAL AREA OF LOTS	1.3	ACRES ±	20%
TOTAL AREA OF COMMON AREA ("A1"-"B1")	4.0	ACRES ±	62%
TOTAL AREA OF RIGHT-OF-WAY	1.1	ACRES ±	18%

SECTION 1B SUMMARY			
TOTAL R3 LOTS (5 - 24 & 65 -82)	38		
TOTAL R4 LOTS (25 - 64 & 83 -102)	60		
TOTAL AREA	44.0	ACRES ±	
TOTAL AREA OF LOTS	25.0	ACRES ±	57%
TOTAL AREA OF COMMON AREA ("A2 & B2"-"G1")	12.8	ACRES ±	29%
TOTAL AREA OF RIGHT-OF-WAY	6.2	ACRES ±	14%

SECTION 2 SUMMARY			
TOTAL R3 LOTS (123 - 170)	48		
TOTAL R4 LOTS (103 - 122 & 171 -182)	32		
TOTAL AREA	33.2	ACRES ±	
TOTAL AREA OF LOTS	20.8	ACRES ±	63%
TOTAL AREA OF COMMON AREA ("G2"-"K")	8.0	ACRES ±	24%
TOTAL AREA OF RIGHT-OF-WAY	4.3	ACRES ±	13%

SECTION 3 SUMMARY			
TOTAL R3 LOTS	0		
TOTAL R4 LOTS (183 - 245)	63		
TOTAL AREA	30.0	ACRES ±	
TOTAL AREA OF LOTS	13.6	ACRES ±	45%
TOTAL AREA OF COMMON AREA ("L"-"O")	11.2	ACRES ±	37%
TOTAL AREA OF RIGHT-OF-WAY	3.2	ACRES ±	11%
TOTAL AREA OF HACKAMORE RIGHT-OF-WAY	2.0	ACRES ±	7%

SECTION 4 SUMMARY			
TOTAL R3 LOTS (309 - 348)	40		
TOTAL R4 LOTS (246 - 308 & 349 - 382)	97		
TOTAL AREA	51.0	ACRES ±	
TOTAL AREA OF LOTS	32.0	ACRES ±	63%
TOTAL AREA OF COMMON AREA ("P"-"Z")	11.0	ACRES ±	22%
TOTAL AREA OF RIGHT-OF-WAY	8.0	ACRES ±	16%

THESE PLANS ARE NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

Date: 12-20-2021
Project No: 19274
Sheet No: C100

TRESCOTT-PRIMARY PLAT

jcoyle P:\2019\19274\Engineering\Cadd\Sheet Files\Primary Plat\19274-PP-Title.dwg Jan 06, 2022 - 7:50pm

EXISTING LEGEND

770	EXISTING CONTOUR: MAJOR
769	EXISTING CONTOUR: MINOR
OHU	OVERHEAD UTILITY LINES
	POWER POLE
	LIGHT POLE
	GUY WIRE
E	ELECTRIC METER
	ELECTRIC TRANSFORMER
T	UNDERGROUND TELEPHONE
T	TELEPHONE SPLICE BOX
W	WATER LINE
	FIRE HYDRANT
	WATER VALVE
G	GAS LINE
	GAS VALVE
S	SANITARY SEWER LINE
S	SANITARY SEWER MANHOLE
	CLEAN-OUT
ST	STORM PIPE
	STORM MANHOLE
	STORM INLETS
	FLOWLINE
X	FENCELINE
	FIELD DIVISION LINE
	SIGN
M	MAILBOX
	TREELINE / EDGE OF WOODS
	BOULDER
	BUSH
	TREE
	ASPHALT
	GRAVEL
	CONCRETE
	WETLANDS

0 50' 100'

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

TBM #1

BENCHTIE IN WEST SIDE OF POWER POLE #G38I61/2, SET 15" ABOVE GRADE, APPROXIMATELY 33 FEET EAST OF THE CENTERLINE OF COUNTY ROAD 675 EAST, APPROXIMATELY 155 FEET NORTH EAST OF THE NORTH EAST CORNER OF TAN AND GREEN METAL POLE BARN.

ELEVATION = 747.19 (NAVD 88)

TBM #2

BENCHTIE IN WEST SIDE OF POWER POLE #6-38L-11, SET 15" ABOVE GRADE, APPROXIMATELY 2 FEET NORTH EAST OF OLD WOOD FENCE POST, APPROXIMATELY 55 FEET NORTH OF MAIL BOX #6600, APPROXIMATELY 15 FEET EAST OF THE CENTER OF COUNTY ROAD 675 EAST.

ELEVATION = 742.06 (NAVD 88)

TBM #3

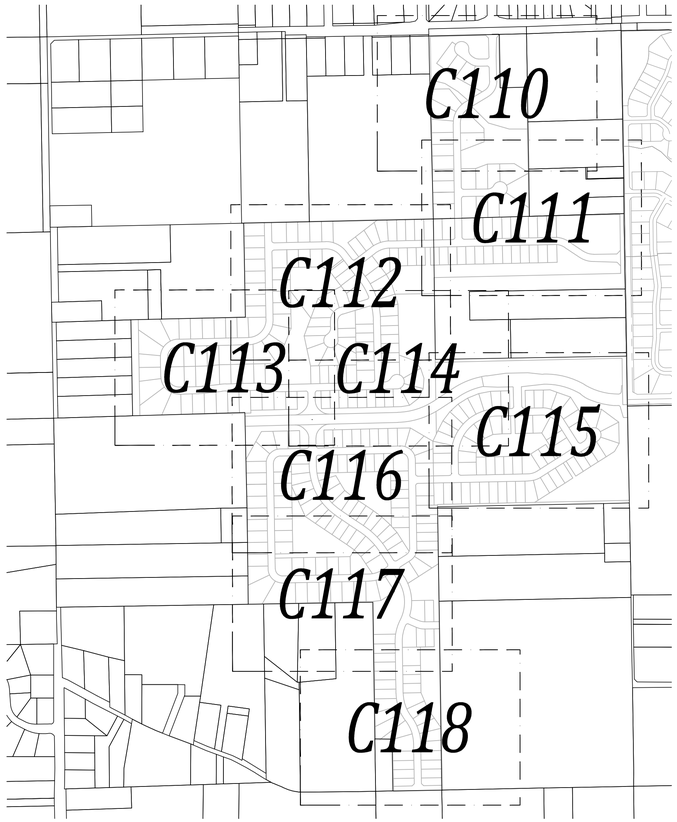
BENCHTIE IN NORTH SIDE OF POWER POLE #G-38I-23, SET 15" ABOVE GRADE, SOUTH EAST QUADRANT OF COUNTY ROAD 700 SOUTH AND COUNTY ROAD 650 EAST.

ELEVATION = 740.35 (NAVD 88)

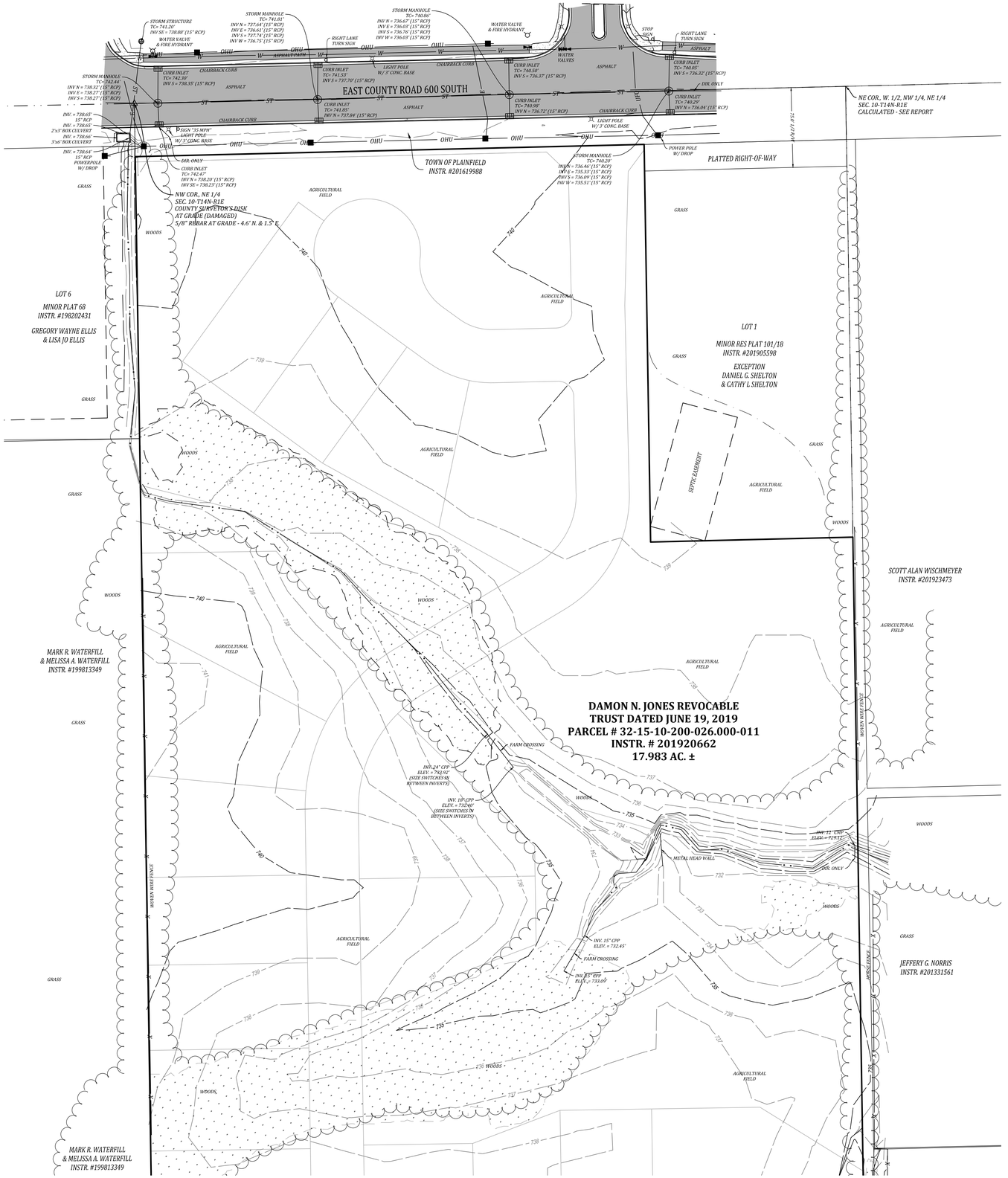
TBM #4

NORTH WEST BONNET BOLT OF FIRE HYDRANT, NORTH WEST QUADRANT OF GLENN HAVEN BOULEVARD AND COUNTY ROAD 600 SOUTH, APPROXIMATELY 10 FEET SOUTH OF THE SOUTH WEST CORNER OF GLENN HAVEN BRICK COLUMN.

ELEVATION = 742.06 (NAVD 88)



SHEET KEY MAP



SEE SHEET C111 FOR CONTINUATION

ROBERT "JASON" COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

Sym.	Revisions	Date
	REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022

Designed: RJC
Drawn: JJB
Checked: RJC
Scale: 1" = 50'
Date: 11-30-21

EXISTING TOPOGRAPHY
TRESCOTT
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

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

Project No: 19274
Sheet No: C110

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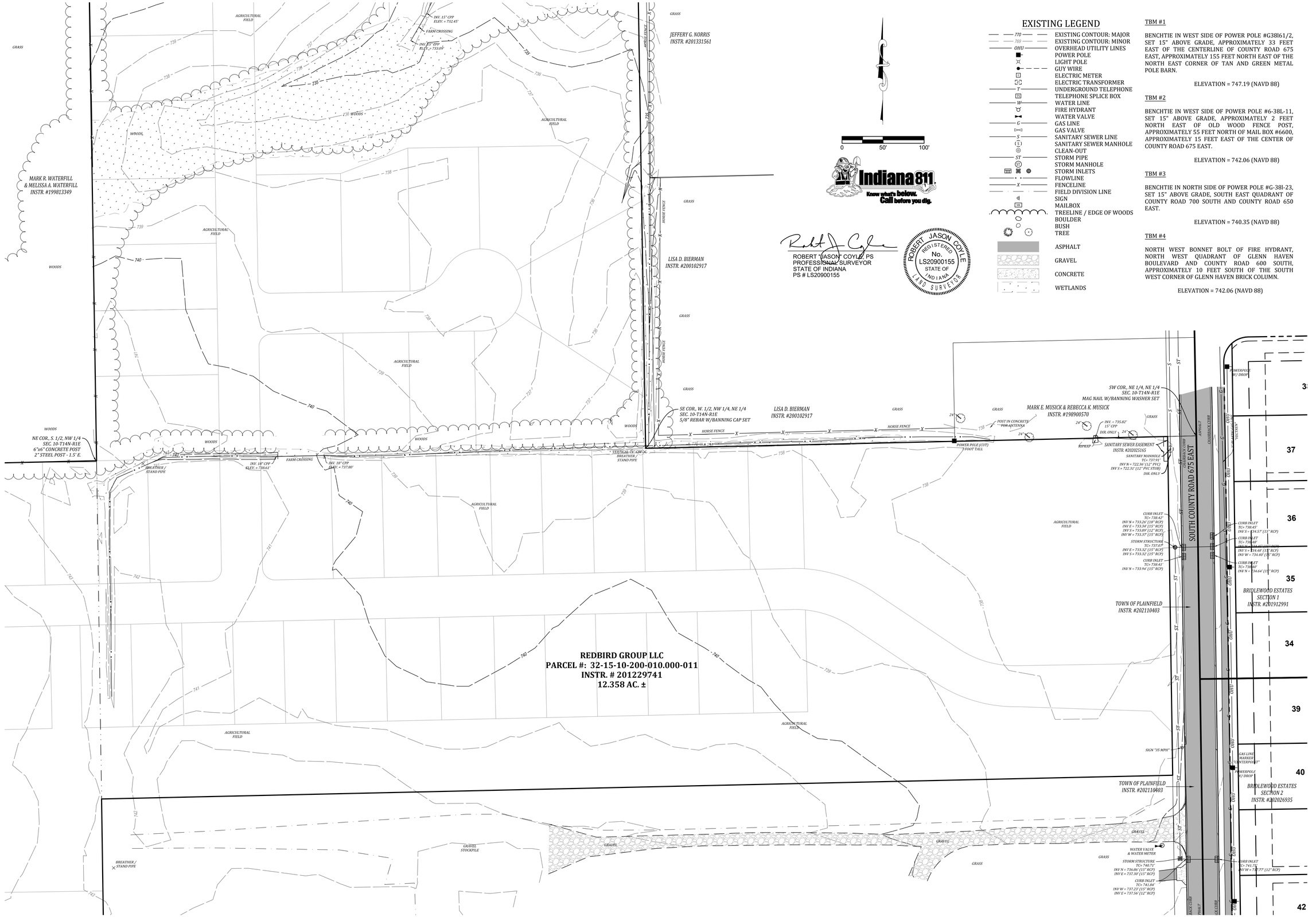
SEE SHEET C110 FOR CONTINUATION

SEE SHEET C112 FOR CONTINUATION



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PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE
REGISTERED
No.
LS20900155
STATE OF
INDIANA
LAND SURVEYOR

EXISTING LEGEND

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- EXISTING CONTOUR: MINOR
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- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- GAS LINE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE
- FIELD DIVISION LINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE
- WETLANDS

TBM #1

BENCHTIE IN WEST SIDE OF POWER POLE #G38l61/2, SET 15" ABOVE GRADE, APPROXIMATELY 33 FEET EAST OF THE CENTERLINE OF COUNTY ROAD 675 EAST, APPROXIMATELY 155 FEET NORTH EAST OF THE NORTH EAST CORNER OF TAN AND GREEN METAL POLE BARN.

ELEVATION = 747.19 (NAVD 88)

TBM #2

BENCHTIE IN WEST SIDE OF POWER POLE #6-38L-11, SET 15" ABOVE GRADE, APPROXIMATELY 2 FEET NORTH EAST OF OLD WOOD FENCE POST, APPROXIMATELY 55 FEET NORTH OF MAIL BOX #6600, APPROXIMATELY 15 FEET EAST OF THE CENTER OF COUNTY ROAD 675 EAST.

ELEVATION = 742.06 (NAVD 88)

TBM #3

BENCHTIE IN NORTH SIDE OF POWER POLE #G-38l-23, SET 15" ABOVE GRADE, SOUTH EAST QUADRANT OF COUNTY ROAD 700 SOUTH AND COUNTY ROAD 650 EAST.

ELEVATION = 740.35 (NAVD 88)

TBM #4

NORTH WEST BONNET BOLT OF FIRE HYDRANT, NORTH WEST QUADRANT OF GLENN HAVEN BOULEVARD AND COUNTY ROAD 600 SOUTH, APPROXIMATELY 10 FEET SOUTH OF THE SOUTH WEST CORNER OF GLENN HAVEN BRICK COLUMN.

ELEVATION = 742.06 (NAVD 88)

Revisions	Sym.	Date
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Designed:	RJC
Drawn:	JJB
Checked:	RJC
Scale:	1"= 50'
Date:	11-30-21

EXISTING TOPOGRAPHY

TRESCOTT

HENDRICKS COUNTY, GUILFORD TOWNSHIP

PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

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

Project No: 19274

Sheet No: C111

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DAMON N. JONES
REVOCABLE TRUST
INSTR. #201920668

LOT 2
OLYMPIC VILLAGE
SECTION ONE
INSTR. #198202432

MARK R. WATERFILL
& MELISSA A. WATERFILL
INSTR. #199813349

NE COR., S. 1/2, NW 1/4
SEC. 10-T14N-R1E
6"x6" CONCRETE POST
2" STEEL POST - 1.5' E.

15" CONC. POST
4' TALL

WOOD POST

OLD WOVEN WIRE FENCE

BREATHER /
STAND PIPE

GRASS

WOODS

15' D. & U.E.

TRAIL ACCESS

RISER
VERTICAL
4" PVC

WOVEN WIRE FENCE

LOT 3
MINOR PLAT 1082
INSTR. #201715212

AGRICULTURAL
FIELD

REDBIRD GROUP LLC
PARCEL #: 32-15-10-100-004.000-011
INSTR. # 201229741
36.990 AC. ±

SEE SHEET C111 FOR CONTINUATION

SEE SHEET C113 FOR CONTINUATION

SEE SHEET C113 FOR CONTINUATION

SEE SHEET C114 FOR CONTINUATION

0 50' 100'

SEE SHEET C110 FOR PROJECT
BENCHMARKS AND THE
EXISTING LEGEND.

ROBERT "JASON" COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE
REGISTERED
No.
LS20900155
STATE OF
INDIANA
LAND SURVEYOR

Revisions		Date
Sym.	REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022

Designed: RJC
Drawn: JJB
Checked: RJC
Scale: 1" = 50'
Date: 11-30-21

EXISTING TOPOGRAPHY
TRESCOTT
HENDRICKS COUNTY, GUILFORD 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: 19274
Sheet No: C112

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SEE SHEET C112 FOR CONTINUATION

SEE SHEET C112 FOR CONTINUATION

LOT 2
MINOR PLAT 1082
INSTR. #201715212

LOT 3
MINOR PLAT 1082
INSTR. #201715212

LOT 5

LOT 4
MINOR PLAT 459
INSTR. #199200330

LOT 3

LOT 2

MINOR PLAT 459
INSTR. #199200330

LOT 1

WATER LINE & WELL EASEMENT - BK. 154, PG. 50

WATER LINE & WELL EASEMENT BK. 154, PG. 50

25' DRAIN EASEMENT

15' D. & U.E.

15' D. & U.E.

15' D. & U.E.

VAN NUYS

REDBIRD GROUP LLC
PARCEL #: 32-15-10-100-007.000-011
INSTR. # 201229741
15.668 AC. ±

REDBIRD GROUP
PARCEL #: 32-15-10-100-(
INSTR. # 201229
36.990 AC. ±

FOUNDATION

4 FOOT CHAINLINK FENCE

GATE

WELL HEAD

15" STUMP

15"

3' DIA. FIRE PIT

MINI BARN

OPEN FACE GARAGE

1 STORY STEEL METAL BARN

GRAVEL

BUTTING CURB

ASPHALT

1 STORY BARN

GRAVEL

BOULDER

CORN FIELD

WOODS

GRASS

AGRICULTURAL FIELD

24' WIDE FIELD ACCESS

OLD WOVEN WIRE FENCE

10" X 10" CONC. POST

1" X 1" CONC. POST

4 FOOT WOVEN WIRE FENCE

NW COR, NE 1/4, SW 1/4
SECTION 10-T14N-R1E
5/8" REBAR W/BANNING CAP SET

MARVIN F. MEYER & ERNESTINE L. MEYER
INSTR. #198202671

MARVIN F. MEYER & ERNESTINE L. MEYER
INSTR. #198202671

0 50' 100'

SEE SHEET C110 FOR PROJECT BENCHMARKS AND THE EXISTING LEGEND.

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

ROBERT "JASON" COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

SEE SHEET C114 FOR CONTINUATION

SEE SHEET C116 FOR CONTINUATION

Revisions		Date
Sym.	REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022

Designed: RJC
Drawn: JJB
Checked: RJC
Scale: 1" = 50'
Date: 11-30-21

EXISTING TOPOGRAPHY
TRESCOTT
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

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

Project No: 19274
Sheet No: C113

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SEE SHEET C112 FOR CONTINUATION

SEE SHEET C113 FOR CONTINUATION

REDBIRD GROUP LLC
PARCEL #: 32-15-10-100-004.000-011
INSTR. # 201229741
36.990 AC. ±

JOHN W. LEWIS IRREV
& MARLENE L. LEWIS IRI
PARCEL #: 32
INST

JOHN W. LEWIS IRREVOC
& MARLENE L. LEWIS IRREV
PARCEL #: 32-15
INSTR. #
20.5

AGRICULTURAL FIELD

WOODS

4 FOOT WOVEN WIRE FENCE

CENTER OF SEC. 10-T14N-R1E
STONE 12 INCHES BELOW GRADE

BREATHER / STAND PIPE

0 50' 100'

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

ROBERT JASON COYLE PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

EXISTING LEGEND

- EXISTING CONTOUR: MAJOR
- EXISTING CONTOUR: MINOR
- OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND TELEPHONE
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- FIRE HYDRANT
- WATER VALVE
- GAS LINE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE
- STORM MANHOLE
- STORM INLETS
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- BUSH
- TREE
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- GRAVEL
- CONCRETE
- WETLANDS

SEE SHEET C115 FOR CONTINUATION

SEE SHEET C116 FOR CONTINUATION

SEE SHEET C115 FOR CONTINUATION

Revisions		
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Project No: 19274
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SEE SHEET C114 FOR CONTINUATION

SEE SHEET C116 FOR CONTINUATION

JOHN W. LEWIS IRREVOCABLE TRUST (1/2 INTEREST)
& MARLENE L. LEWIS IRREVOCABLE TRUST (1/2 INTEREST)
PARCEL #: 32-15-10-200-014.000-011
INSTR. # 201827439
9.310 AC. ±

JOHN W. LEWIS IRREVOCABLE TRUST (1/2 INTEREST)
& MARLENE L. LEWIS IRREVOCABLE TRUST (1/2 INTEREST)
PARCEL #: 32-15-10-200-015.000-011
INSTR. # 201827439
0.454 AC. ±

JOHN W. LEWIS IRREVOCABLE TRUST (1/2 INTEREST)
& MARLENE L. LEWIS IRREVOCABLE TRUST (1/2 INTEREST)
PARCEL #: 32-15-10-400-001.000-011
INSTR. # 201827439
20.583 AC. ±

1 STORY SHEET METAL BARN
1 STORY SHEET METAL BARN
1 STORY SHEET METAL BARN
1 STORY VINYL SIDED BARN
1 STORY SANDSTONE HOUSE
1 STORY SUN ROOM
1 STORY BARN
1 STORY VINYL SIDED BARN
WOOD GAZEBO
48' STOOP W/ LANDSCAPE PAVERS
AC UNIT
SWING SET
PROPANE TANK
BASKETBALL GOAL
OLD CONCRETE FOUNDATION SLAB
SEPTIC LID
WELL HEAD
WATER METER
BREATHER / STAND PIPE
POWERPOLE (CUT)
POWERPOLE W/ DROP
4' CHAINLINK FENCE
12 FT METAL SIDED FENCE
SIGN "ROAD NARROWS"
SIGN "CENTER TOWN ONLY"
SIGN "55 MPH"
STOP SIGN TRAIL ENDS TYP. SIGN
DIRECTIONAL SIGN
DIR. ONLY
FENCE POST
WATER VALVE
WATER VALVE & FIRE HYDRANT
STAND PIPE, 12" CPP
INV. = 735.24' 18" CPP
INV. = 735.26' 18" CPP
AGRICULTURAL FIELD
GRASS
WOODS
ASPHALT
GRAVEL
CHAIRBACK CURB
SOUTH COUNTY ROAD 675 EAST
HACKAMORE ROAD
TOWN OF PLAINFIELD INSTR. #202110403
TOWN OF PLAINFIELD INSTR. #202025088
BRIDLEWOOD ESTATES SECTION 2 INSTR. #202026935
JOHN A. HALL & CHASTIDY A. HALL INSTR. #199626565
JOHN A. HALL & CHASTIDY A. HALL INSTR. #199626563
OHU
CURB INLET TC= 744.61' INV S = 740.52' (12" RCP)
CURB INLET TC= 744.56' INV N = 740.38' (12" RCP) INV SE = 740.43' (12" RCP) INV W = 740.68' (12" RCP)
STORM STRUCTURE TC= 744.20' INV NW = 739.86' (12" RCP) INV S= 740.05' (12" RCP)
CURB INLET TC= 744.53' INV S = 740.53' (12" RCP)
STORM STRUCTURE TC= 743.35' INV E = 740.63' (12" RCP)
CURB INLET TC= 744.62' INV N = 740.46' (12" RCP) INV E = 740.28' (12" RCP) INV W = 740.45' (12" RCP)
CURB INLET TC= 744.04' INV N = 739.64' (12" RCP) INV S = 739.57' (12" RCP)
CURB INLET TC= 744.04' INV N = 739.52' (12" RCP) INV S = 739.39' (15" RCP)
STORM STRUCTURE TC= 742.56' INV N = 739.26' (15" RCP) INV E = 739.16' (15" RCP)
10" WATER MAIN W. LINE EASEMENT DB. 343, PG. 2484
20' WATER MAIN W. LINE EASEMENT DB. 343, PG. 2484
20' RIGHT-OF-WAY LINE DB. 343, PG. 2483
15FT TRANSMISSION LINE EASEMENT INSTR #1994R935
OVERHEAD TRANSMISSION LINE TOWER #2536
CENTER OF SEC. 10-T14N-R1E STONE 12 INCHES BELOW GRADE
SE COR., SW 1/4, NE 1/4 SEC. 10-T14N-R1E MAG NAIL W/BANNING WASHER SET
S89°43'49"E 2630.11'
S. LINE NE 1/4 SEC. 10 T14N-R1E
NE COR., S. 1/2, NE 1/4, SW 1/4 SEC. 10-T14N-R1E 5/8" REBAR W/BANNING CAP SET SEE REPORT
NE COR., S. 1/2, NW 1/4, SE 1/4 SEC. 10-T14N-R1E MAG NAIL W/BANNING WASHER SET
0 50' 100'

SEE SHEET C110 FOR PROJECT BENCHMARKS AND THE EXISTING LEGEND.

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

EXISTING TOPOGRAPHY
TRESCOTT
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

Date	Revisions	Sym.
1-7-2022	REVISIONS BASED UPON TAC MEETING DISCUSSION	

Designed: RJC
Drawn: JJB
Checked: RJC
Scale: 1" = 50'
Date: 11-30-21

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

Project No: 19274
Sheet No: C115

Plotted By: Zoyle P. | P:\2019\19274\Engineering\Cadd\Sheet Files\Primary Plat\19274-PP-Topo.dwg Jan 08, 2022 - 7:51pm

SEE SHEET C113 FOR CONTINUATION

SEE SHEET C114 FOR CONTINUATION

NW COR. NE 1/4, SW 1/4
SECTION 10-T14N-R1E
5/8" REBAR W/BANNING CAP SET

CENTER OF SEC. 10-T14N-R1E
STONE 12 INCHES BELOW GRADE

4 FOOT WOVEN WIRE FENCE

WOODS

AGRICULTURAL FIELD

BREATHER / STAND PIPE

REDBIRD GROUP LLC
PARCEL #: 32-15-10-300-002.000-011
INSTR. # 201229741
30.458 AC. ±

MARVIN F. MEYER &
ERNESTINE L. MEYER
INSTR. #198202671

MINOR PLAT 540
INSTR. #199402060

6 FOOT CHAIN LINK FENCE

GRASS

12" CONCRETE POST

NW COR., S. 1/2, NE 1/4, SW 1/4
SEC. 10-T14N-R1E
5/8" REBAR W/BANNING CAP SET
15" CONCRETE POST - 2.3' S. & 1.4' E.

NE COR., S. 1/2, NE 1/4, SW 1/4
SEC. 10-T14N-R1E
5/8" REBAR W/BANNING CAP SET
SEE REPORT

JOHN A. HALL & CHASTIDY A. HALL
PARCEL #: 32-15-10-300-015.000-011
INSTR. # 199626564
9.053 AC. ±

JOHN A. HALL & CHASTIDY A. HALL
PARCEL #: 32-15-10-400-007.000-011

0 50' 100'

SEE SHEET C110 FOR PROJECT BENCHMARKS AND THE EXISTING LEGEND.

Indiana 811
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ROBERT JASON COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

SEE SHEET C115 FOR CONTINUATION

SEE SHEET C117 FOR CONTINUATION

SEE SHEET C117 FOR CONTINUATION

Revisions	Date
REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022

Designed: RJC
Drawn: JJB
Checked: RJC
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Date: 11-30-21

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PLAINFIELD, INDIANA

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PLAINFIELD, IN 46168
BUS: (317) 707-3700 FAX: (317) 707-3800
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WEB: www.BanningEngineering.com

Project No: 19274
Sheet No: C116

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SEE SHEET C116 FOR CONTINUATION

SEE SHEET C116 FOR CONTINUATION

MINOR PLAT 540
INSTR. #199402060

HEALD & COMPANY
INSTR. #199018995

MICHAEL J. HENRY II
& MAEGAN S. HENRY
INSTR. #201613768

JOHN A. HALL & CHASTIDY A. HALL
PARCEL #: 32-15-10-300-015.000-011
INSTR. # 199626564
9.053 AC. ±

JOHN A. HALL & CHASTIDY A. HALL
PARCEL #: 32-15-10-400-007.000-011
INSTR. # 199626564
0.741 AC. ±

JOHN A. HALL & CHASTIDY A. HALL
INSTR. #199626565

REDBIRD GROUP LLC
PARCEL #: 32-15-10-300-002.000-011
INSTR. # 201229741
30.458 AC. ±

REDBIRD GROUP, LLC
INSTR. #202002094

REDBIRD GROUP LLC
PARCEL #: 32-15-10-300-017.000-011
INSTR. # 201229741
13.753 AC. ±

MAXWELL
INSTR. #196008702

TRUSTEES UNDER THE MAXWELL
FAMILY ESTATE PRESERVATION TRUST
INSTR. #201707237

LOT 1
MINOR RESIDENTIAL PLAT 10/10
INSTR. #201101882

LOT 2
MINOR PLAT 151
INSTR. #1984412763

LOT 3
MINOR PLAT 151
INSTR. #1984412763

SW COR., NE 1/4, SW 1/4
SEC. 10-T14N-R1E
5/8" REBAR WITH BANNING CAP SET

SW COR., NW 1/4, SE 1/4
SEC. 10-T14N-R1E
5/8" REBAR W/CAP SET
15" CONCRETE POST - 2.6' S. & 3.3' W.

BREATHER / STAND PIPE

150' TRANSMISSION LINE EASEMENT
BK. 193, PG. 500

150' TRANSMISSION LINE EASEMENT
INSTR. #1984412

OVERHEAD TRANSMISSION LINE UNDER GROUND

OLD WIRE FENCE

OLD FENCE REMNANTS

WOVEN WIRE FENCE REMNANTS

6' EAST CHAIN LINK FENCE

POWERPOLE (CUT)

AGRICULTURAL FIELD

WOODS

GRASS

0 50' 100'

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

ROBERT "JASON" COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

EXISTING LEGEND

- 770 — EXISTING CONTOUR: MAJOR
- 769 — EXISTING CONTOUR: MINOR
- OHU — OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- T — UNDERGROUND TELEPHONE
- TS — TELEPHONE SPLICE BOX
- W — WATER LINE
- FIRE HYDRANT
- WATER VALVE
- G — GAS LINE
- GAS VALVE
- S — SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- ST — STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- X — FENCELINE
- FIELD DIVISION LINE
- SIGN
- MB — MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE
- WETLANDS

TBM #1

BENCHTIE IN WEST SIDE OF POWER POLE #G38I61/2, SET 15" ABOVE GRADE, APPROXIMATELY 33 FEET EAST OF THE CENTERLINE OF COUNTY ROAD 675 EAST, APPROXIMATELY 155 FEET NORTH EAST OF THE NORTH EAST CORNER OF TAN AND GREEN METAL POLE BARN.

ELEVATION = 747.19 (NAVD 88)

TBM #2

BENCHTIE IN WEST SIDE OF POWER POLE #6-38L-11, SET 15" ABOVE GRADE, APPROXIMATELY 2 FEET NORTH EAST OF OLD WOOD FENCE POST, APPROXIMATELY 55 FEET NORTH OF MAIL BOX #6600, APPROXIMATELY 15 FEET EAST OF THE CENTER OF COUNTY ROAD 675 EAST.

ELEVATION = 742.06 (NAVD 88)

TBM #3

BENCHTIE IN NORTH SIDE OF POWER POLE #G-38I-23, SET 15" ABOVE GRADE, SOUTH EAST QUADRANT OF COUNTY ROAD 700 SOUTH AND COUNTY ROAD 650 EAST.

ELEVATION = 740.35 (NAVD 88)

TBM #4

NORTH WEST BONNET BOLT OF FIRE HYDRANT, NORTH WEST QUADRANT OF GLENN HAVEN BOULEVARD AND COUNTY ROAD 600 SOUTH, APPROXIMATELY 10 FEET SOUTH OF THE SOUTH WEST CORNER OF GLENN HAVEN BRICK COLUMN.

ELEVATION = 742.06 (NAVD 88)

SEE SHEET C118 FOR CONTINUATION

Sym.	Revisions	Date
	REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022

Designed: RJC
Drawn: JJB
Checked: RJC
Scale: 1" = 50'
Date: 11-30-21

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HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

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PLAINFIELD, INDIANA 46168
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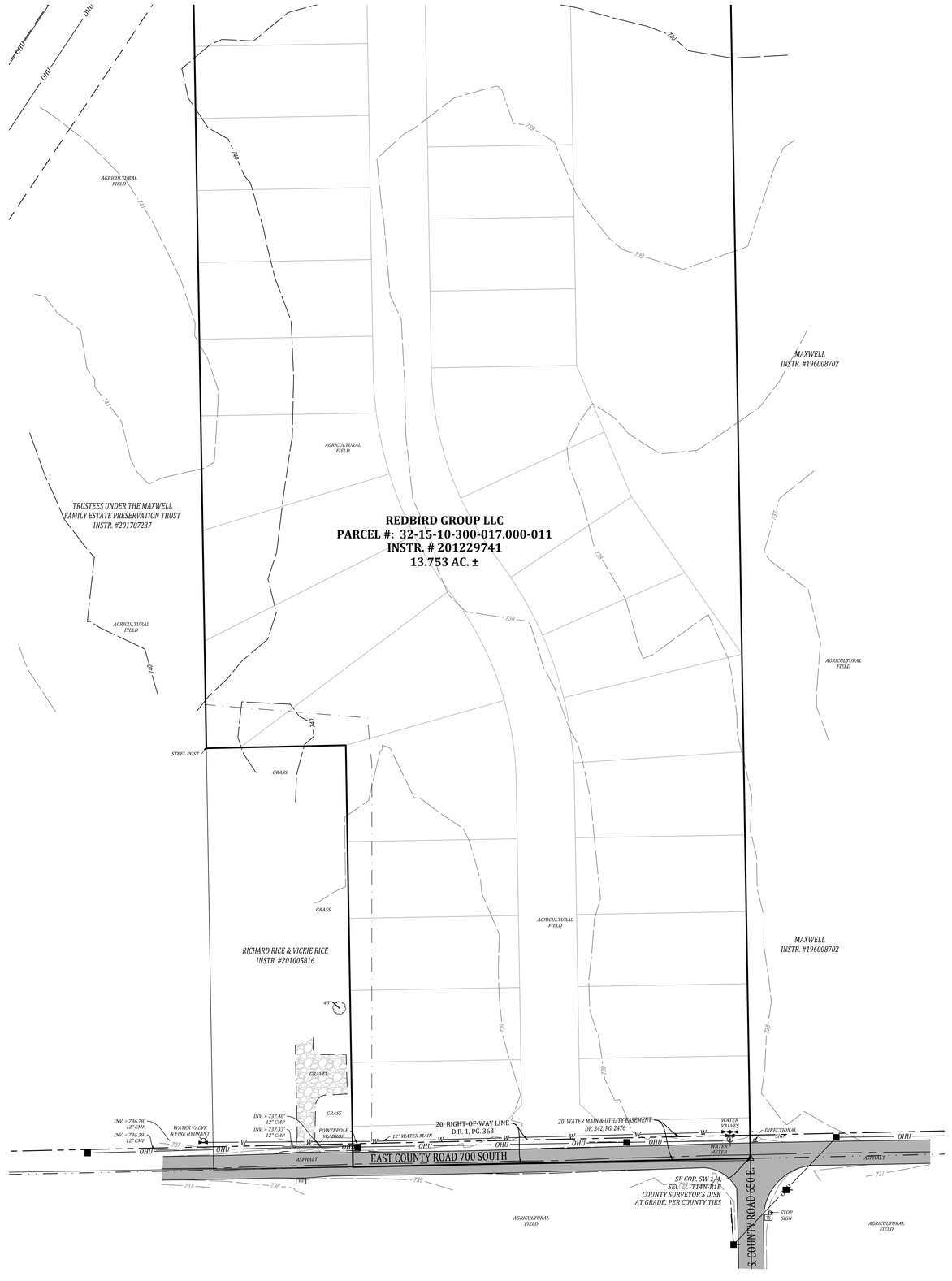
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 19274
Sheet No: C117

Plotted By: Jcoyle P:\2019\19274\Engineering\Cadd\Sheet Files\Primary Plat\19274-PP-Topo.dwg Jan 06, 2022 - 7:52pm

SEE SHEET C117 FOR CONTINUATION



0 50' 100'

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PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

EXISTING LEGEND

- EXISTING CONTOUR: MAJOR
- EXISTING CONTOUR: MINOR
- OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- WATER LINE
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- WATER VALVE
- GAS LINE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
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- STORM MANHOLE
- STORM INLETS
- FLOWLINE
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ELEVATION = 747.19 (NAVD 88)

TBM #2

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ELEVATION = 742.06 (NAVD 88)

TBM #3

BENCHTIE IN NORTH SIDE OF POWER POLE #G-38I-23, SET 15" ABOVE GRADE, SOUTH EAST QUADRANT OF COUNTY ROAD 700 SOUTH AND COUNTY ROAD 650 EAST.

ELEVATION = 740.35 (NAVD 88)

TBM #4

NORTH WEST BONNET BOLT OF FIRE HYDRANT, NORTH WEST QUADRANT OF GLENN HAVEN BOULEVARD AND COUNTY ROAD 600 SOUTH, APPROXIMATELY 10 FEET SOUTH OF THE SOUTH WEST CORNER OF GLENN HAVEN BRICK COLUMN.

ELEVATION = 742.06 (NAVD 88)

Revisions		
Sym.		Date
	REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022

Designed: RJC
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Project No: 19274
Sheet No: C118

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0 50' 100'

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ROBERT "JASON" COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

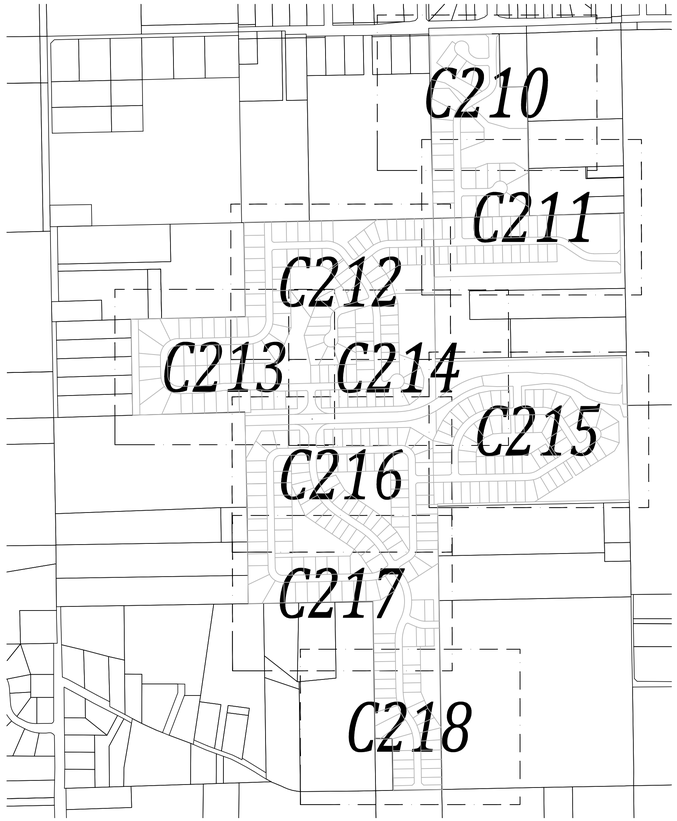
ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

MINIMUM LOT AREA = 10,000 sf. (10,000 sf. typ.)
80' MIN.
30' FRONT BUILDING SETBACK LINE (20' REAR, 7.5' SIDE)
15' or 20' DRAINAGE & UTILITY ESMT.
5' TOWN OF PLAINFIELD UTILITY ESMT.
STREET R/W

TYPICAL R3 RESIDENTIAL LOT
NO SCALE

MINIMUM LOT AREA = 7,750 sf. (7,750 sf. typ.)
62' MIN.
30' FRONT BUILDING SETBACK LINE (20' REAR, 6' SIDE)
15' or 20' DRAINAGE & UTILITY ESMT.
5' TOWN OF PLAINFIELD UTILITY ESMT.
STREET R/W

TYPICAL R4 RESIDENTIAL LOT
NO SCALE



SHEET KEY MAP

Land Description

Trescott
Part of Section 10, Township 14 North, Range 1 East of the Second Principal Meridian in Hendricks County, Indiana, being the 9.793 acre tract, 17.983 acre tract, 30.348 acre tract and 109.225 acre tract of land shown on the four (4) ALTA Land Title Survey plats of said tracts certified by Jonathan D. Polson, PS #LS21500011 under Banning Engineering's project number 19274 (all references to monuments and courses herein are as shown on said plats of survey) described as follows:

Commencing at a mag nail with washer stamped "Banning Eng. Firm #0060" (hereinafter referred to as "mag nail with washer") marking the northeast corner of the Southwest Quarter of the Northeast Quarter of said Section 10; thence South 88 degrees 41 minutes 56 seconds West along the north line thereof 35.00 feet to the west line of the land of the Town of Plainfield as described in Instrument Number 202110403 in the Office of the Recorder of Hendricks County and the POINT OF BEGINNING; thence South 00 degrees 51 minutes 11 seconds East along said west line 412.88 feet; thence South 88 degrees 43 minutes 49 seconds West 1,304.97 feet to the west line of said Quarter-Quarter; thence South 00 degrees 50 minutes 52 seconds East along said west line 592.55 feet to the north line of the land of Lewis as described in Instrument Number 201827439 in said recorder's office; thence North 88 degrees 43 minutes 49 seconds East along said north line 1,305.02 feet to the west line of the land of the Town of Plainfield as described in Instrument Number 202025088 in said recorder's office; thence South 00 degrees 51 minutes 11 seconds East along said west line 325.08 feet to the south line of said Quarter-Quarter; thence North 88 degrees 43 minutes 49 seconds East along said south line 35.00 feet to a mag nail with washer marking the northeast corner of the Northwest Quarter of the Southeast Quarter of said Section 10; thence South 01 degree 03 minutes 00 seconds East along the east line thereof 669.36 feet to a mag nail with washer marking southeast corner of the North Half of said Quarter-Quarter; thence South 88 degrees 46 minutes 25 seconds West along the south line thereof 1,340.97 feet to a 5/8-inch rebar with cap stamped "Banning Eng. Firm #0060" (hereinafter referred to as "capped rebar") marking the southwest corner of said North Half; thence South 00 degrees 58 minutes 15 seconds East along the west line of the South Half of said Quarter-Quarter 668.35 feet to a capped rebar marking the southwest corner thereof; thence South 00 degrees 58 minutes 15 seconds East along the east line of the Southwest Quarter of said Section 10 a distance of 1,329.83 feet to a Hendricks County Surveyor's disk marking the southeast corner of said Southwest Quarter; thence South 88 degrees 45 minutes 39 seconds West along the south line thereof 342.00 feet to the southeast corner of the land of Rice as described in Instrument Number 201005816 in said recorder's office (the following two (2) calls are along the east and north lines thereof); 1) thence North 00 degrees 58 minutes 15 seconds West 363.00 feet; 2) thence South 88 degrees 45 minutes 39 seconds West 120.00 feet to the east line of the land of the Trustees under the Maxwell Family Estate Preservation Trust as described in Instrument Number 201707237 in said recorder's office; thence North 00 degrees 58 minutes 15 seconds West along said east line 967.09 feet to the south line of Northeast Quarter of said Southwest Quarter; thence South 88 degrees 47 minutes 37 seconds West along said south line 871.35 feet to a capped rebar marking the southwest corner of said Quarter-Quarter; thence North 01 degree 00 minutes 55 seconds West along the west line thereof 1,334.54 feet to a capped rebar marking the northwest corner of said Quarter-Quarter; thence South 88 degrees 42 minutes 04 seconds West along the south line of the Northwest Quarter of said Section 10 a distance of 784.20 feet to the southeast corner of Minor Plat 459 per plat thereof recorded in Instrument Number 199200330 in said recorder's office; thence North 00 degrees 59 minutes 24 seconds West along the east line thereof 671.33 feet to the south line of Minor Plat 1082/17 per plat thereof recorded in Instrument Number 201715212 in said recorder's office (the following two (2) calls are along the south and east lines thereof); 1) thence North 88 degrees 36 minutes 06 seconds East 799.86 feet; 2) thence North 00 degrees 59 minutes 25 seconds West 657.77 feet to the north line of the South Half of said Northwest Quarter; thence North 88 degrees 43 minutes 57 seconds East along said north line 1,322.05 feet to a 6-inch concrete post marking the southwest corner of the Northwest Quarter of the Northeast Quarter of said Section 10; thence North 00 degrees 53 minutes 39 seconds West along the west line thereof 1,277.48 feet to the south line of the land of the Town of Plainfield as described in Instrument Number 201619988 in said recorder's office; thence North 88 degrees 37 minutes 14 seconds East along said south line 478.15 feet to the northwest corner of Minor Plat 101/18 per plat thereof recorded in Instrument Number 201905598 in said recorder's office (the following two (2) calls are along the west and south lines thereof); 1) thence South 00 degrees 56 minutes 13 seconds East 373.71 feet; 2) thence North 88 degrees 37 minutes 14 seconds East 190.03 feet to the east line of the West Half of said Quarter-Quarter; thence South 00 degrees 55 minutes 24 seconds East along said east line 904.68 feet to capped rebar marking the southeast corner said West Half; thence North 88 degrees 41 minutes 55 seconds East along the south line of the Northwest Quarter of the Northeast Quarter of said Section 10 a distance of 636.03 feet to the POINT OF BEGINNING, containing 167.325 acres, more or less.

LEGEND

D.	-	DRAINAGE
U.	-	UTILITY
L.S.	-	LANDSCAPE
E.	-	EASEMENT
VAR.	-	VARIABLE
R/W	-	RIGHT OF WAY
B.S.L.	-	BUILDING SETBACK LINE
sq. ft.	-	SQUARE FEET

PER TITLE 865 I.A.C. 1-12-18, THE INSTALLATION OF THE SUBDIVISION MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE IN WHICH THE PLAT WAS RECORDED. FOR THOSE MONUMENTS NOT INSTALLED PRIOR TO RECORDATION OF THIS PLAT, A MONUMENT AFFIDAVIT WILL BE RECORDED AND CROSS REFERENCED TO THIS PLAT AFTER THE COMPLETION OF THE INSTALLATION OF THE SUBDIVISION MONUMENTATION.

ALL MONUMENTS SHOWN WITHIN THIS PLAT WERE FOUND OR SET PRIOR TO THE RECORDING OF THIS PLAT.

○ DENOTES A 5/8" REBAR, 24" LONG, WITH CAP STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED.

◉ DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.

PRINCIPAL ARTERIAL
110' TOTAL R/W - 55' HALF R/W
HADLEY ROAD (C.R. 600 S.)

NW COR., NE 1/4 SEC. 10-T14N-R1E COUNTY SURVEYOR'S DISK AT GRADE (DAMAGED) 5/8" REBAR AT GRADE - 4.6' N. & 1.5' E.

TOWN OF PLAINFIELD INSTR. #201619988

NE COR., W. 1/2, NW 1/4, NE 1/4 SEC. 10-T14N-R1E CALCULATED - SEE REPORT

N88° 37' 14"E 478.15'

55.0' 1/2 R/W
EX. 50.0' R/W
PLATTED 75.0' 1/2 R/W

N88° 37' 14"E 386.39'
46.80'
S0° 56' 13"E 5.00'
S36° 21' 05"W 25.29'
PLATTED RIGHT-OF-WAY

MARK R. WATERFILL & MELISSA A. WATERFILL INSTR. #199813349

LOT 6 MINOR PLAT 68 INSTR. #198202431 GREGORY WAYNE ELLIS & LISA JO ELLIS

20' L.E.
S53° 24' 31"E 56.00'
130.90'
S46° 22' 46"E 28.28'
S1° 22' 46"E 245.52'
S1° 28' 59"W 125.86'
15' L.E.
S1° 22' 46"E 130.52'
C.A. "A1" 81,031 sq. ft. 1.86 Ac. ±
R50.0' R/W
R50.0' R/W
20' D.E.
20' U.&D.E.
R36° 01' 29"E 15.00'
78.54'
N36° 01' 29"E 105.00'
15' L.E.
2.63'
N53° 58' 31"W 107.41'
STREET "B"
28.81'
32.64'
L=23.56' R=15.00'
60.00'
STREET "A"
S0° 56' 13"E 373.71'
368.71'
175.56'
LOT 1 13,168 sq. ft. R3
80.00'
30' B.S.L.
20' U.&D.E.
L=49.96' R=75.00'
STREET "B" S88° 37' 14"W 100.00'
24.78'
42.41'
22.88'
60.00'
L=23.56' R=15.00'
S1° 22' 46"E 130.74'
303.99'
82.30'
N53° 58' 31"W 162.50'
S36° 01' 29"W 135.00'
20' D.E.
80.00'
LOT 2 10,800 sq. ft. R3
S36° 01' 29"W 135.00'
LOT 3 12,700 sq. ft. R3
S1° 43' 30"W 141.22'
LOT 4 18,338 sq. ft. R3
30' B.S.L.
20' U.&D.E.
90.74'
LOT 1 MINOR RES PLAT 101/18 INSTR. #201905598
EXCEPTION DANIEL G. SHELTON & CATHY L SHELTON
15' L.E.
N76° 00' 04"W 100.97'
63.75'
C.A. "A2" 10,958 sq. ft. 0.25 Ac. ±
D.E.
N59° 15' 00"W 186.74'
S89° 06' 21"W 126.68'
124.96'
N60° 56' 10"W 213.36'
10' D.E.
20' D.E.
86.42'
79.17'
17.72'
L=165.57' R=100.00'
N88° 37' 14"E 190.03'
190.03'
15' L.E.
SCOTT ALAN WISCHMEYER INSTR. #201923473
67.37'
15' L.E.
20' D.E.
N39° 25' 22"W 139.93'
N48° 30' 29"W 92.81'
LOT 7 20,468 sq. ft. R3
D.E.
115.79'
50.0' R/W
S59° 06' 21"W 154.94'
STREET "A"
27.58'
21.43'
133.82'
20' U.&D.E.
C.A. "B1" 91,515 sq. ft. 2.10 Ac. ±
D.E.
N62° 16' 59"W 195.21'
143.67'
LOT 8 17,046 sq. ft. R3
68.29'
30.35'
21.43'
L=137.09' R=150.00'
N42° 31' 39"W 165.72'
100.05'
S47° 53' 39"E 179.07'
10' S.S.E.
N84° 38' 32"W
10' S.S.E. 151.94'
19.10'
N0° 53' 39"W 1277.48'
955.74'
LOT 9 13,135 sq. ft. R3
20' D.E.
30' B.S.L.
20' U.&D.E.
60.13'
LOT 5 16,425 sq. ft. R3
30' B.S.L.
20' U.&D.E.
64.50'
N74° 03' 39"W 151.05'
15' L.E.
N89° 43' 46"W 126.95'
10' D.E.
S89° 06' 21"W 150.00'
N89° 06' 21"E 165.00'
10' D.E.
28.00'
92.17'
D.E.
50.0' R/W
82.50'
10' L.E.
LOT 10 12,375 sq. ft. R3
82.50'
LOT 6 15,542 sq. ft. R3
64.17'
S0° 53' 39"E
124.22'
S89° 06' 21"W 150.00'
S69° 06' 21"W 175.59'
LOT 11 12,000 sq. ft. R3
80.00'
80.00'
D.E.
C.A. "B2" 114,225 sq. ft. 2.62 Ac. ±
S0° 55' 24"E 301.56'
S0° 55' 24"E 904.68'
S0° 53' 39"E 484.24'
STREET "A"
126.06'
JEFFERY G. NORRIS INSTR. #201331561
S89° 06' 21"W 150.00'
94.66'
C.A. "C" 14,198 sq. ft. 0.33 Ac. ±
94.66'
N89° 06' 21"E 102.50'
N69° 13' 52"E 81.72'
N89° 06' 21"E 187.79'
86.00'
101.79'
10' D.E.
10' D.E.
S68° 15' 27"E 115.92'
15' L.E.
LOT 18
LOT 19
3° 39'E
27'

MARK R. WATERFILL & MELISSA A. WATERFILL INSTR. #199813349

SEE SHEET C212 FOR CONTINUATION

Revisions		
Sym.		Date
	REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022

Designed:	RJC
Drawn:	JJB
Checked:	RJC
Scale:	1" = 50'
Date:	11-30-21

PRIMARY PLAT
TRESCOTT
HENDRICKS COUNTY, GUILFORD 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: 19274
Sheet No: C210

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SEE SHEET C210 FOR CONTINUATION

SEE SHEET C212 FOR CONTINUATION

LEGEND

D.	-	DRAINAGE
U.	-	UTILITY
L.S.	-	LANDSCAPE
E.	-	EASEMENT
VAR.	-	VARIABLE
R/W	-	RIGHT OF WAY
B.S.L.	-	BUILDING SETBACK LINE
sq. ft.	-	SQUARE FEET

PER TITLE 865 I.A.C. 1-12-18, THE INSTALLATION OF THE SUBDIVISION MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE IN WHICH THE PLAT WAS RECORDED. FOR THOSE MONUMENTS NOT INSTALLED PRIOR TO RECORDATION OF THIS PLAT, A MONUMENT AFFIDAVIT WILL BE RECORDED AND CROSS REFERENCED TO THIS PLAT AFTER THE COMPLETION OF THE INSTALLATION OF THE SUBDIVISION MONUMENTATION.

ALL MONUMENTS SHOWN WITHIN THIS PLAT WERE FOUND OR SET PRIOR TO THE RECORDING OF THIS PLAT.

○ DENOTES A 5/8" REBAR, 24" LONG, WITH CAP STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED.

◉ DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.

0 50' 100'

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

ROBERT "JASON" COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

Revisions		Date
	REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022

Designed: RJC
Drawn: JJB
Checked: RJC
Scale: 1" = 50'
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Project No: 19274
Sheet No: C211

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DAMON N. JONES REVOCABLE TRUST INSTR. #201920668

LOT 2 OLYMPIC VILLAGE SECTION ONE INSTR. #198202432

MARK R. WATERFILL & MELISSA A. WATERFILL INSTR. #199813349

LOT 3 MINOR PLAT 1082 INSTR. #201715212

N88° 43' 57"E 1322.05'

NE COR., S. 1/2, NW 1/4 SEC. 10-T14N-R1E 6"x6" CONCRETE POST 2" STEEL POST - 1.5' E.

S89° 06' 17"W 150.00'

LOT 15 15,349 sq. ft. R3

S88° 43' 57"W 150.00' 88.00'

313.37'

C.A. "E" 39,508 sq. ft. 0.91 Ac. ±

LOT 62 9,613 sq. ft. R4

LOT 63 8,696 sq. ft. R4

LOT 64 8,250 sq. ft. R4

LOT 61 11,238 sq. ft. R4

LOT 60 9,585 sq. ft. R4

LOT 59 9,300 sq. ft. R4

LOT 58 9,300 sq. ft. R4

LOT 57 9,900 sq. ft. R4

LOT 56 9,900 sq. ft. R4

LOT 55 9,300 sq. ft. R4

LOT 54 13,080 sq. ft. R4

STREET "D"

S88° 43' 57"W 481.16'

LOT 70 13,265 sq. ft. R3

LOT 71 11,786 sq. ft. R3

LOT 72 11,360 sq. ft. R3

LOT 73 11,786 sq. ft. R3

LOT 74 11,786 sq. ft. R3

LOT 75 11,360 sq. ft. R3

LOT 76 10,000 sq. ft. R3

LOT 69 14,937 sq. ft. R3

LOT 68 11,600 sq. ft. R3

LOT 67 12,035 sq. ft. R3

LOT 66 12,035 sq. ft. R3

LOT 65 11,745 sq. ft. R3

STREET "G"

N0° 59' 25"W 657.77'

N89° 00' 35"E 142.00'

S89° 00' 35"W 125.46'

N0° 59' 25"W 4.31'

C.A. "H" 13,994 sq. ft. 0.32 Ac. ±

LOT 145 11,602 sq. ft. R3

LOT 146 11,392 sq. ft. R3

STREET "H"

LOT 147 11,360 sq. ft. R3

LOT 148 11,360 sq. ft. R3

LOT 149 10,000 sq. ft. R3

LOT 150 10,000 sq. ft. R3

LOT 151 10,966 sq. ft. R3

LOT 152 12,371 sq. ft. R3

LOT 153 15,679 sq. ft. R3

LOT 154 17,006 sq. ft. R3

LOT 155 10,828 sq. ft. R3

LOT 156 10,800 sq. ft. R3

S88° 43' 57"W 401.74'

STREET "E"

LOT 78 12,983 sq. ft. R3

LOT 79 10,000 sq. ft. R3

LOT 80 10,375 sq. ft. R3

LOT 81 10,375 sq. ft. R3

LOT 82 14,461 sq. ft. R3

S88° 43' 57"W 225.55'

LOT 77 10,462 sq. ft. R3

C.A. "G1" 74,765 sq. ft. 1.72 Ac. ±

LOT 83 7,750 sq. ft. R4

LOT 84 8,250 sq. ft. R4

LOT 85 8,248 sq. ft. R4

LOT 86 13,920 sq. ft. R4

LOT 87 9,993 sq. ft. R4

LOT 88 11,252 sq. ft. R4

LOT 89 12,469 sq. ft. R4

LOT 90 9,261 sq. ft. R4

LOT 91 10,218 sq. ft. R4

LOT 92 9,477 sq. ft. R4

LOT 93 14,604 sq. ft. R4

LOT 94 11,653 sq. ft. R4

LOT 95 16,615 sq. ft. R4

LOT 96 10,124 sq. ft. R4

LOT 97 7,750 sq. ft. R4

LOT 98 13,117 sq. ft. R4

STREET "F"

S88° 39' 25"W 25.00'

C.A. "G2" 94,914 sq. ft. 2.18 Ac. ±

LOT 53 13,929 sq. ft. R4

LOT 52 8,999 sq. ft. R4

LOT 51 7,750 sq. ft. R4

LOT 50 7,750 sq. ft. R4

LOT 49 7,750 sq. ft. R4

LOT 48 7,750 sq. ft. R4

LOT 47 7,750 sq. ft. R4

LOT 102 10,702 sq. ft. R4

LOT 101 8,888 sq. ft. R4

LOT 100 9,209 sq. ft. R4

LOT 99 8,644 sq. ft. R4

LOT 103 8,644 sq. ft. R4

LOT 104 9,038 sq. ft. R4

LOT 105 8,435 sq. ft. R4

LOT 106 7,750 sq. ft. R4

LOT 107 7,750 sq. ft. R4

LOT 108 8,250 sq. ft. R4

LOT 109 8,384 sq. ft. R4

LOT 182 13,903 sq. ft. R4

LOT 181 7,750 sq. ft. R4

LOT 180 7,750 sq. ft. R4

LOT 179 8,750 sq. ft. R4

LOT 178 8,250 sq. ft. R4

C.A. "F" 190,160 sq. ft. 4.37 Ac. ±

C.A. "K" 181,522 sq. ft. 4.17 Ac. ±

N89° 09' 08"E 275.04'

S72° 51' 58"W 129.65'

S79° 17' 24"W 133.76'

S86° 07' 41"W 10' D.E.

S88° 39' 25"W

N1° 20' 35"W 592.55'

S1° 20' 35"E 459.70'

S70° 10' 59"E 107.82'

SEE SHEET C213 FOR CONTINUATION

SEE SHEET 213 FOR CONTINUATION

SEE SHEET C214 FOR CONTINUATION

SEE SHEET C211 FOR CONTINUATION

SEE SHEET C210 FOR LEGENDS.

LEGEND

D.	-	DRAINAGE
U.	-	UTILITY
L.S.	-	LANDSCAPE
E.	-	EASEMENT
VAR.	-	VARIABLE
R/W	-	RIGHT OF WAY
B.S.L.	-	BUILDING SETBACK LINE
sq. ft.	-	SQUARE FEET

0 50' 100'

ROBERT "JASON" COYLE PS
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STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

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Sym.	
Designed:	RJC
Drawn:	JJB
Checked:	RJC
Scale:	1" = 50'
Date:	11-30-21

Project No: 19274

Sheet No: C212

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SEE SHEET C212 FOR CONTINUATION

LEGEND

D.	-	DRAINAGE
U.	-	UTILITY
L.S.	-	LANDSCAPE
E.	-	EASEMENT
VAR.	-	VARIABLE
R/W	-	RIGHT OF WAY
B.S.L.	-	BUILDING SETBACK LINE
sq. ft.	-	SQUARE FEET

0 50' 100'

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

LOT 2 MINOR PLAT 1082 INSTR. #201715212

LOT 3 MINOR PLAT 1082 INSTR. #201715212

LOT 5

LOT 4 MINOR PLAT 459 INSTR. #199200330

LOT 3

LOT 2

MINOR PLAT 459 INSTR. #199200330

LOT 1

N88° 36' 06"E 799.86'

LOT 75 11,360 sq. ft. R3

LOT 148 11,360 sq. ft. R3

LOT 147 11,360 sq. ft. R3

LOT 149 10,000 sq. ft. R3

LOT 150 10,000 sq. ft. R3

LOT 151 10,966 sq. ft. R3

LOT 152 12,371 sq. ft. R3

LOT 153 15,679 sq. ft. R3

LOT 154 17,006 sq. ft. R3

C.A. "H" 13,994 sq. ft. 0.32 Ac. ±

STREET "G"

LOT 140 14,757 sq. ft. R3

LOT 141 11,602 sq. ft. R3

LOT 142 12,037 sq. ft. R3

LOT 143 12,037 sq. ft. R3

LOT 144 11,602 sq. ft. R3

LOT 145 11,602 sq. ft. R3

LOT 146 11,392 sq. ft. R3

LOT 139 26,116 sq. ft. R3

LOT 138 18,984 sq. ft. R3

LOT 137 13,252 sq. ft. R3

LOT 136 13,201 sq. ft. R3

LOT 135 19,115 sq. ft. R3

LOT 134 26,074 sq. ft. R3

LOT 133 15,080 sq. ft. R3

LOT 132 11,436 sq. ft. R3

LOT 131 11,898 sq. ft. R3

LOT 130 12,337 sq. ft. R3

LOT 129 12,447 sq. ft. R3

LOT 128 12,601 sq. ft. R3

LOT 127 12,612 sq. ft. R3

LOT 126 11,064 sq. ft. R3

LOT 125 10,982 sq. ft. R3

LOT 124 10,456 sq. ft. R3

LOT 123 10,000 sq. ft. R3

C.A. "I" 33,569 sq. ft. 0.77 Ac. ±

C.A. "G2" 94,914 sq. ft. 2.18 Ac. ±

STREET "H"

STREET "I"

STREET "J"

STREET "F"

STREET "K"

LOT 161 14,868 sq. ft. R3

LOT 160 11,317 sq. ft. R3

LOT 159 11,742 sq. ft. R3

LOT 158 11,473 sq. ft. R3

LOT 157 10,800 sq. ft. R3

LOT 156 10,800 sq. ft. R3

LOT 155 10,828 sq. ft. R3

LOT 162 15,094 sq. ft. R3

LOT 163 11,403 sq. ft. R3

LOT 164 11,719 sq. ft. R3

LOT 165 11,436 sq. ft. R3

LOT 166 10,837 sq. ft. R3

LOT 167 10,800 sq. ft. R3

LOT 168 10,800 sq. ft. R3

LOT 169 10,961 sq. ft. R3

LOT 170 11,942 sq. ft. R3

LOT 171 7,877 sq. ft. R4

LOT 172 7,750 sq. ft. R4

LOT 173 7,750 sq. ft. R4

LOT 122 7,750 sq. ft. R4

LOT 121 7,750 sq. ft. R4

LOT 88 11,252 sq. ft. R4

LOT 89 12,469 sq. ft. R4

LOT 90 9,261 sq. ft. R4

LOT 91 10,218 sq. ft. R4

LOT 92 9,477 sq. ft. R4

LOT 93 14,604 sq. ft. R4

LOT 94 11,653 sq. ft. R4

LOT 346 14,949 sq. ft. R3

LOT 347 11,306 sq. ft. R3

LOT 348 10,375 sq. ft. R3

C.A. "Q" 34,210 sq. ft. 0.79 Ac. ±

LOT 246 7,750 sq. ft. R4

HACKAMORE RD.

S88° 36' 06"W 467.01'

NW COR., NE 1/4, SW 1/4 SECTION 10-T14N-R1E 5/8" REBAR W/BANNING CAP SET

MARVIN F. MEYER & ERNESTINE L. MEYER INSTR. #198202671

MARVIN F. MEYER & ERNESTINE L. MEYER INSTR. #198202671

PER TITLE 865 I.A.C. 1-12-18, THE INSTALLATION OF THE SUBDIVISION MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE IN WHICH THE PLAT WAS RECORDED. FOR THOSE MONUMENTS NOT INSTALLED PRIOR TO RECORDATION OF THIS PLAT, A MONUMENT AFFIDAVIT WILL BE RECORDED AND CROSS REFERENCED TO THIS PLAT AFTER THE COMPLETION OF THE INSTALLATION OF THE SUBDIVISION MONUMENTATION.

ALL MONUMENTS SHOWN WITHIN THIS PLAT WERE FOUND OR SET PRIOR TO THE RECORDING OF THIS PLAT.

○ DENOTES A 5/8" REBAR, 24" LONG, WITH CAP STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED.

◉ DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.

ROBERT "JASON" COYLE, PS
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STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

SEE SHEET C214 FOR CONTINUATION

SEE SHEET C216 FOR CONTINUATION

Revisions	Date
REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022

Designed:	RJC
Drawn:	JJB
Checked:	RJC
Scale:	1" = 50'
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Project No: 19274

Sheet No: C213

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SEE SHEET C212 FOR CONTINUATION

SEE SHEET C213 FOR CONTINUATION

SEE SHEET C216 FOR CONTINUATION

SEE SHEET C215 FOR CONTINUATION

LEGEND

D.	-	DRAINAGE
U.	-	UTILITY
L.S.	-	LANDSCAPE
E.	-	EASEMENT
VAR.	-	VARIABLE
R/W	-	RIGHT OF WAY
B.S.L.	-	BUILDING SETBACK LINE
sq. ft.	-	SQUARE FEET

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0 50' 100'

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Project No: 19274
Sheet No: C214

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SEE SHEET C214 FOR CONTINUATION

SEE SHEET C216 FOR CONTINUATION

N88° 43' 49"E 1305.02'
1305.02'

15' L.E.

HACKAMORE RD.
S88° 43' 49"W 186.82'

STREET "S"

STREET "Q"

STREET "R"

STREET "O"

STREET "P"

C.A. "L"
191,075 sq.ft.
4.39 Ac. ±

C.A. "M"
72,938 sq.ft.
1.67 Ac. ±

C.A. "N"
30,679 sq.ft.
0.70 Ac. ±

C.A. "O"
194,956 sq.ft.
4.48 Ac. ±

LOT 183 7,750 sq.ft. R4
LOT 184 7,925 sq.ft. R4
LOT 185 9,815 sq.ft. R4
LOT 186 10,234 sq.ft. R4
LOT 187 10,229 sq.ft. R4
LOT 188 9,000 sq.ft. R4
LOT 189 14,537 sq.ft. R4
LOT 190 12,301 sq.ft. R4
LOT 191 12,199 sq.ft. R4
LOT 192 12,044 sq.ft. R4
LOT 193 11,531 sq.ft. R4
LOT 194 8,250 sq.ft. R4
LOT 195 7,750 sq.ft. R4
LOT 196 7,750 sq.ft. R4
LOT 197 7,750 sq.ft. R4
LOT 198 8,250 sq.ft. R4
LOT 199 7,750 sq.ft. R4
LOT 200 7,874 sq.ft. R4
LOT 201 9,557 sq.ft. R4
LOT 202 11,316 sq.ft. R4
LOT 203 9,900 sq.ft. R4
LOT 204 9,300 sq.ft. R4
LOT 205 9,300 sq.ft. R4
LOT 206 9,300 sq.ft. R4
LOT 207 9,900 sq.ft. R4
LOT 208 9,900 sq.ft. R4
LOT 209 9,300 sq.ft. R4
LOT 210 9,300 sq.ft. R4
LOT 211 9,300 sq.ft. R4
LOT 212 18,241 sq.ft. R4
LOT 213 11,282 sq.ft. R4
LOT 214 8,255 sq.ft. R4
LOT 215 9,098 sq.ft. R4
LOT 216 8,908 sq.ft. R4
LOT 217 8,526 sq.ft. R4
LOT 218 8,526 sq.ft. R4
LOT 219 8,526 sq.ft. R4
LOT 220 8,523 sq.ft. R4
LOT 221 9,041 sq.ft. R4
LOT 222 8,985 sq.ft. R4
LOT 223 8,088 sq.ft. R4
LOT 224 7,750 sq.ft. R4
LOT 225 7,759 sq.ft. R4
LOT 226 9,759 sq.ft. R4
LOT 227 11,454 sq.ft. R4
LOT 228 10,744 sq.ft. R4
LOT 229 10,706 sq.ft. R4
LOT 230 9,323 sq.ft. R4
LOT 231 11,216 sq.ft. R4
LOT 232 8,500 sq.ft. R4
LOT 233 7,750 sq.ft. R4
LOT 234 7,750 sq.ft. R4
LOT 235 7,750 sq.ft. R4
LOT 236 8,250 sq.ft. R4
LOT 237 12,768 sq.ft. R4
LOT 238 7,750 sq.ft. R4
LOT 239 7,750 sq.ft. R4
LOT 240 11,054 sq.ft. R4
LOT 241 8,004 sq.ft. R4
LOT 242 11,860 sq.ft. R4
LOT 243 11,735 sq.ft. R4
LOT 244 7,750 sq.ft. R4
LOT 245 7,750 sq.ft. R4
LOT 246 11,316 sq.ft. R4

BRIDLEWOOD ESTATES
SECTION 2
INSTR. #2020026935

47
48
49

COUNTY ROAD 675 EAST (HALL ROAD)
MAJOR COLLECTOR
70' TOTAL R/W - 35' HALF R/W

CENTER OF SEC. 10-T14N-R1E FOUND VSTONE 12" BELOW GRADE

NE COR., S. 1/2, NW 1/4, SE 1/4 SEC. 10-T14N-R1E MAG NAIL W/BANNING WASHER SET

NE COR., S. 1/2, NE 1/4, SW 1/4 SEC. 10-T14N-R1E 5/8" REBAR W/BANNING CAP SET SEE REPORT

SE COR., SW 1/4, NE 1/4 SEC. 10-T14N-R1E MAG NAIL W/BANNING WASHER SET

JOHN A. HALL & CHASTIDY A. HALL INSTR. #199626565

JOHN A. HALL & CHASTIDY A. HALL INSTR. #199626563

0 50' 100'

SEE SHEET C210 FOR LEGEND.

ROBERT "JASON" COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

Revisions

Sym.	
	REVISIONS BASED UPON TAC MEETING DISCUSSION

Date 1-7-2022

Designed: RJC
Drawn: JJB
Checked: RJC
Scale: 1" = 50'
Date: 11-30-21

PRIMARY PLAT
TRESCOTT
HENDRICKS COUNTY, GUILFORD 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: 19274

Sheet No: C215

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

Joyle P:\2019\19274\Engineering\Cadd\Sheet Files\Primary Plat\19274-PP-Primary Plat.dwg Jan 05, 2022 - 7:54pm

SEE SHEET C213 FOR CONTINUATION

SEE SHEET C214 FOR CONTINUATION

LOT 128
12,601 sq. ft.
R3

LOT 127
12,612 sq. ft.
R3

LOT 126
11,064 sq. ft.
R3

LOT 125
10,982 sq. ft.
R3

LOT 124
10,456 sq. ft.
R3

LOT 123
10,000 sq. ft.
R3

C.A. "J"
24,193 sq. ft.
0.56 Ac. ±

LOT 122
7,750 sq. ft.
R4

LOT 121
7,750 sq. ft.
R4

LOT 120
7,750 sq. ft.
R4

LOT 119
8,250 sq. ft.
R4

LOT 118
8,250 sq. ft.
R4

LOT 117
7,750 sq. ft.
R4

LOT 116
7,750 sq. ft.
R4

LOT 115
7,750 sq. ft.
R4

LOT 114
10,306 sq. ft.
R4

HACKAMORE RD.
S88° 36' 06"W 600.00'

HACKAMORE RD.
S88° 36' 06"W 467.01'

NW COR., NE 1/4, SW 1/4
SECTION 10-T14N-R1E
5/8" REBAR W/BANNING CAP SET

CENTER OF
SEC. 10-T14N-R1E
FOUND VSTONE
12" BELOW GRADE

STREET "K"

STREET "L"

STREET "M"

STREET "N"

STREET "O"

STREET "P"

STREET "Q"

STREET "R"

LOT 345
13,829 sq. ft.
R3

LOT 346
14,949 sq. ft.
R3

LOT 347
11,306 sq. ft.
R3

LOT 348
10,375 sq. ft.
R3

C.A. "Q"
34,210 sq. ft.
0.79 Ac. ±

LOT 246
7,750 sq. ft.
R4

LOT 247
8,250 sq. ft.
R4

LOT 248
8,250 sq. ft.
R4

LOT 249
7,750 sq. ft.
R4

LOT 250
7,750 sq. ft.
R4

LOT 251
7,750 sq. ft.
R4

LOT 252
8,250 sq. ft.
R4

LOT 253
8,250 sq. ft.
R4

LOT 254
9,119 sq. ft.
R4

C.A. "P"
54,094 sq. ft.
1.24 Ac. ±

LOT 255
10,166 sq. ft.
R4

LOT 256
11,907 sq. ft.
R4

LOT 257
9,754 sq. ft.
R4

LOT 258
11,351 sq. ft.
R4

LOT 218
8,526 sq. ft.
R4

LOT 217
8,526 sq. ft.
R4

LOT 216
8,908 sq. ft.
R4

LOT 215
9,098 sq. ft.
R4

LOT 214
8,255 sq. ft.
R4

LOT 213
11,282 sq. ft.
R4

LOT 212
10,241 sq. ft.
R4

LOT 211
9,300 sq. ft.
R4

LOT 283
10,859 sq. ft.
R4

LOT 282
7,750 sq. ft.
R4

LOT 281
8,250 sq. ft.
R4

LOT 280
8,250 sq. ft.
R4

LOT 279
7,750 sq. ft.
R4

LOT 278
7,750 sq. ft.
R4

LOT 277
8,250 sq. ft.
R4

LOT 276
8,250 sq. ft.
R4

LOT 275
12,511 sq. ft.
R4

LOT 274
8,311 sq. ft.
R4

LOT 273
7,750 sq. ft.
R4

LOT 272
7,750 sq. ft.
R4

LOT 271
8,250 sq. ft.
R4

LOT 270
8,250 sq. ft.
R4

LOT 269
9,036 sq. ft.
R4

LOT 309
13,295 sq. ft.
R3

C.A. "T"
7,325 sq. ft.
0.17 Ac. ±

LOT 308
8,200 sq. ft.
R4

LOT 307
8,925 sq. ft.
R4

LOT 310
10,000 sq. ft.
R3

LOT 311
10,807 sq. ft.
R3

LOT 306
9,265 sq. ft.
R4

LOT 305
9,065 sq. ft.
R4

LOT 312
10,375 sq. ft.
R3

LOT 304
10,334 sq. ft.
R4

LOT 284
10,089 sq. ft.
R4

LOT 285
9,577 sq. ft.
R4

LOT 286
9,091 sq. ft.
R4

LOT 287
7,750 sq. ft.
R4

LOT 288
7,750 sq. ft.
R4

LOT 289
7,750 sq. ft.
R4

LOT 290
8,604 sq. ft.
R4

LOT 291
8,667 sq. ft.
R4

LOT 292
8,227 sq. ft.
R4

LOT 293
8,120 sq. ft.
R4

LOT 294
11,845 sq. ft.
R4

C.A. "R"
89,335 sq. ft.
2.05 Ac. ±

C.A. "S"
9,332 sq. ft.
0.21 Ac. ±

LOT 344
11,367 sq. ft.
R3

LOT 343
11,360 sq. ft.
R3

LOT 342
11,786 sq. ft.
R3

LOT 341
11,786 sq. ft.
R3

LOT 340
11,360 sq. ft.
R3

LOT 339
11,360 sq. ft.
R3

LOT 338
11,360 sq. ft.
R3

LOT 337
11,786 sq. ft.
R3

LOT 303
10,125 sq. ft.
R4

LOT 302
8,514 sq. ft.
R4

LOT 301
7,850 sq. ft.
R4

LOT 300
7,750 sq. ft.
R4

LOT 299
7,750 sq. ft.
R4

LOT 298
8,964 sq. ft.
R4

LOT 297
9,613 sq. ft.
R4

LOT 314
10,000 sq. ft.
R3

LOT 315
10,000 sq. ft.
R3

LOT 316
10,375 sq. ft.
R3

C.A. "U"
95,327 sq. ft.
2.19 Ac. ±

LOT 259
10,941 sq. ft.
R4

LOT 260
8,301 sq. ft.
R4

LOT 261
9,900 sq. ft.
R4

LOT 262
9,300 sq. ft.
R4

LOT 263
9,300 sq. ft.
R4

LOT 264
9,300 sq. ft.
R4

LOT 265
9,305 sq. ft.
R4

MARVIN F. MEYER &
ERNESTINE L. MEYER
INSTR. #198202671

MINOR PLAT 540
INSTR. #199402060

NW COR., S. 1/2, NE 1/4, SW 1/4
SEC. 10-T14N-R1E
5/8" REBAR W/BANNING CAP SET
15" CONCRETE POST - 2.3' S. & 1.4' E.

NE COR., S. 1/2, NE 1/4, SW 1/4
SEC. 10-T14N-R1E
5/8" REBAR W/BANNING CAP SET
SEE REPORT

SEE SHEET C217 FOR CONTINUATION

SEE SHEET C217 FOR CONTINUATION

SEE SHEET C116 FOR CONTINUATION

0 50' 100'

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

SEE SHEET C210 FOR LEGEND.

ROBERT "JASON" COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE
REGISTERED
No. LS20900155
STATE OF INDIANA
LAND SURVEYOR

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

Revisions		
Sym.		Date
	REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022

Designed: RJC
Drawn: JJB
Checked: RJC
Scale: 1" = 50'
Date: 11-30-21

PRIMARY PLAT
TRESCOTT
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

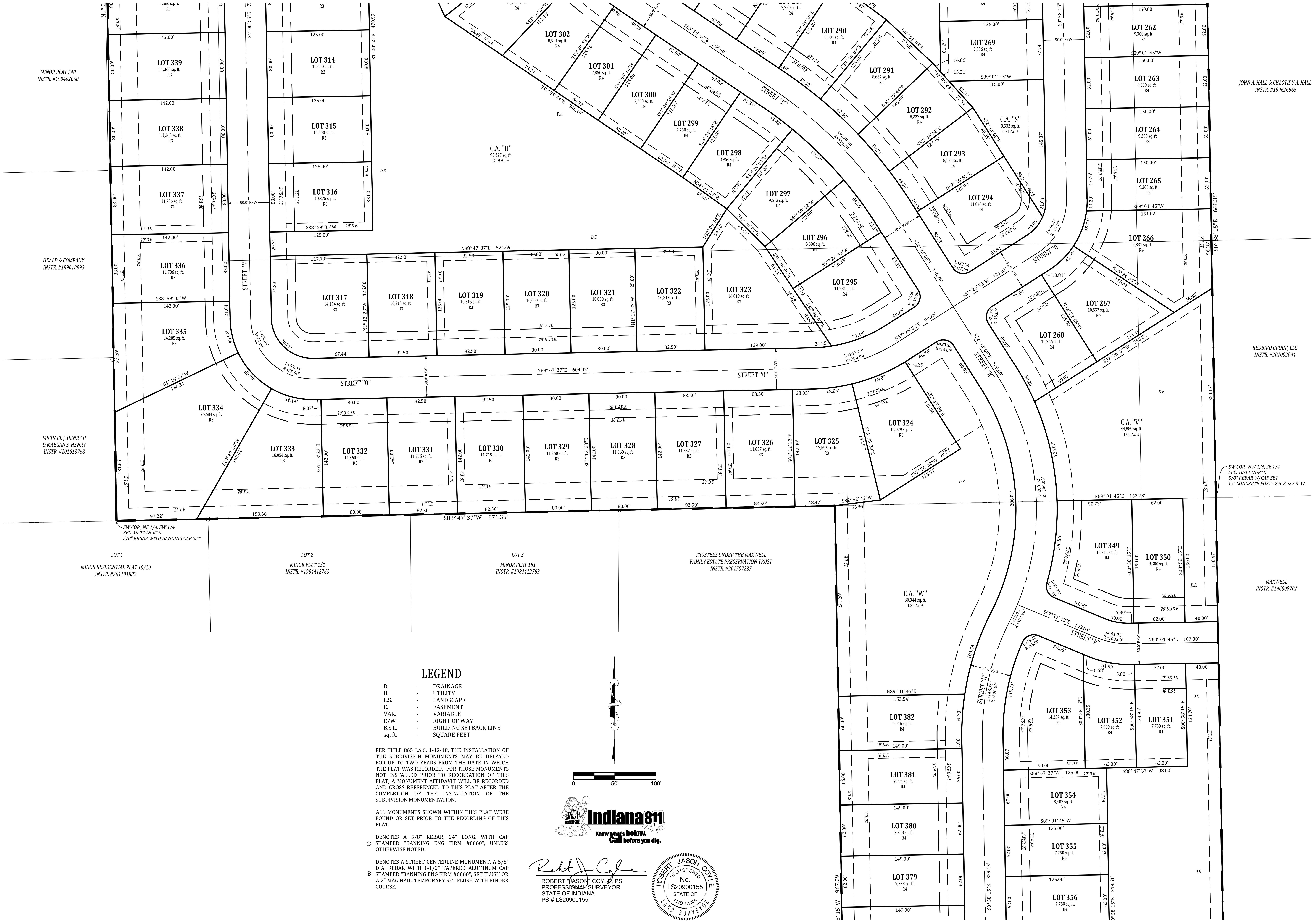
NOT FOR CONSTRUCTION

Project No: 19274
Sheet No: C216

C:\Users\Jason Coyle P\ 2019\19274\Engineering\Cadd\Sheet Files\Primary Plat\19274-PP--Primary Plat.dwg Jan 06, 2022 - 7:55pm

SEE SHEET C216 FOR CONTINUATION

SEE SHEET C216 FOR CONTINUATION



LEGEND

D.	-	DRAINAGE
U.	-	UTILITY
L.S.	-	LANDSCAPE
E.	-	EASEMENT
VAR.	-	VARIABLE
R/W	-	RIGHT OF WAY
B.S.L.	-	BUILDING SETBACK LINE
sq. ft.	-	SQUARE FEET

PER TITLE 865 I.A.C. 1-12-18, THE INSTALLATION OF THE SUBDIVISION MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE IN WHICH THE PLAT WAS RECORDED. FOR THOSE MONUMENTS NOT INSTALLED PRIOR TO RECORDATION OF THIS PLAT, A MONUMENT AFFIDAVIT WILL BE RECORDED AND CROSS REFERENCED TO THIS PLAT AFTER THE COMPLETION OF THE INSTALLATION OF THE SUBDIVISION MONUMENTATION.

ALL MONUMENTS SHOWN WITHIN THIS PLAT WERE FOUND OR SET PRIOR TO THE RECORDING OF THIS PLAT.

○ DENOTES A 5/8" REBAR, 24" LONG, WITH CAP STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED.

⦿ DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINUM CAP STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.

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

ROBERT "JASON" COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

SEE SHEET C218 FOR CONTINUATION

Sym.	Revisions	Date
	REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022

Designed: RJC
Drawn: JJB
Checked: RJC
Scale: 1"= 50'
Date: 11-30-21

PRIMARY PLAT
TRESCOTT
HENDRICKS COUNTY, GUILFORD 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: 19274
Sheet No:
C217

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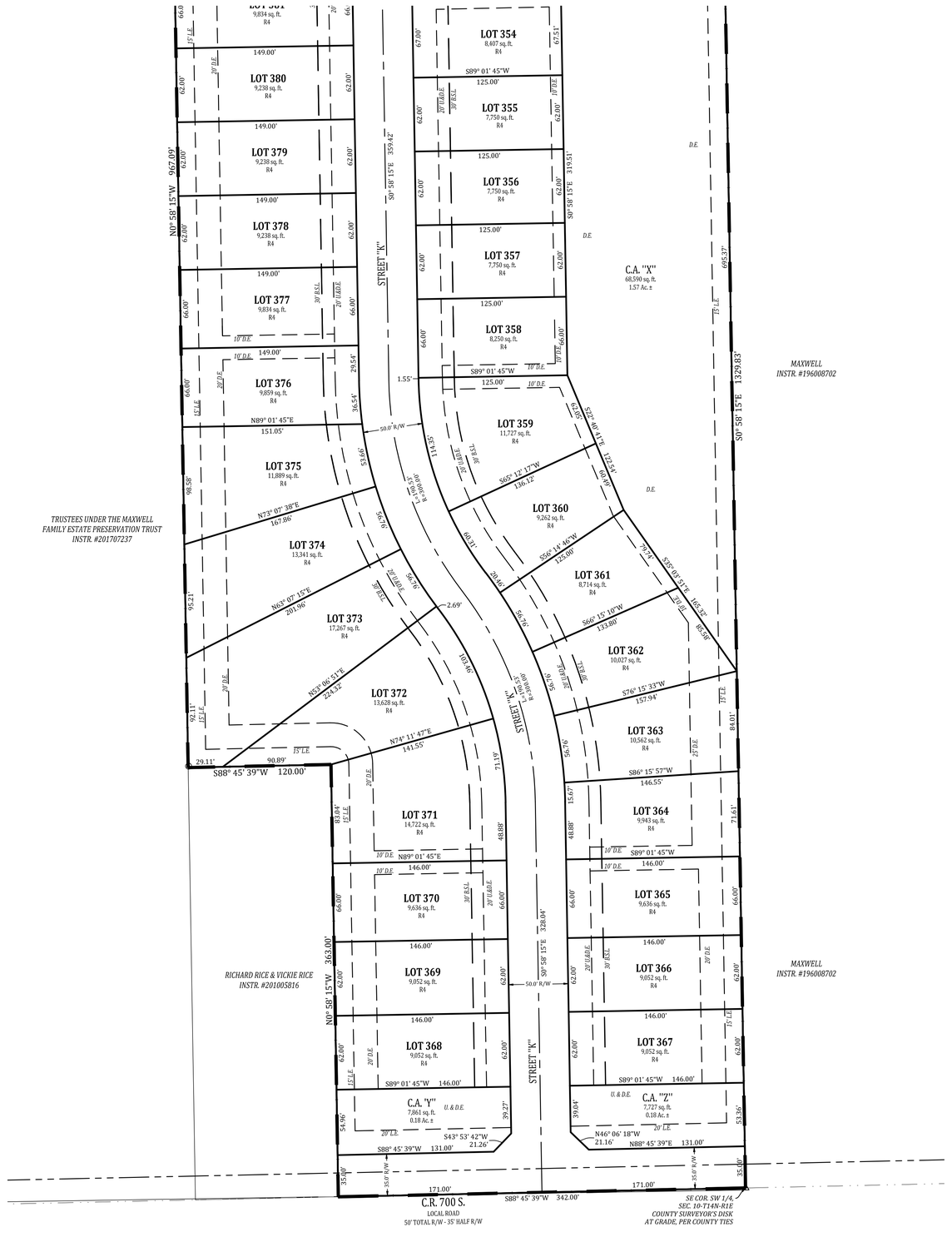
SEE SHEET C217 FOR CONTINUATION



LEGEND

D.	-	DRAINAGE
U.	-	UTILITY
L.S.	-	LANDSCAPE
E.	-	EASEMENT
VAR.	-	VARIABLE
R/W	-	RIGHT OF WAY
B.S.L.	-	BUILDING SETBACK LINE
sq. ft.	-	SQUARE FEET

PER TITLE 865 I.A.C. 1-12-18, THE INSTALLATION OF THE SUBDIVISION MONUMENTS MAY BE DELAYED FOR UP TO TWO YEARS FROM THE DATE IN WHICH THE PLAT WAS RECORDED. FOR THOSE MONUMENTS NOT INSTALLED PRIOR TO RECORDATION OF THIS PLAT, A MONUMENT AFFIDAVIT WILL BE RECORDED AND CROSS REFERENCED TO THIS PLAT AFTER THE COMPLETION OF THE INSTALLATION OF THE SUBDIVISION MONUMENTATION.

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○ DENOTES A 5/8" REBAR, 24" LONG, WITH CAP STAMPED "BANNING ENG FIRM #0060", UNLESS OTHERWISE NOTED.

◉ DENOTES A STREET CENTERLINE MONUMENT, A 5/8" DIA. REBAR WITH 1-1/2" TAPERED ALUMINIUM CAP STAMPED "BANNING ENG FIRM #0060", SET FLUSH OR A 2" MAG NAIL, TEMPORARY SET FLUSH WITH BINDER COURSE.

0 50' 100'

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

ROBERT JASON COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

Revisions		Date
	REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022

Designed: RJC
Drawn: JJB
Checked: RJC
Scale: 1"= 50'
Date: 11-30-21

PRIMARY PLAT
TRESCOTT
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
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E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

Project No: 19274
Sheet No: C218

Plotted By: Jason Coyle P:\2019\19274\Engineering\Cadd\Sheet Files\Primary Plat\19274-PP-Primary Plat.dwg Jan 06, 2022 - 7:55pm

EXISTING LEGEND

- EXISTING CONTOUR: MAJOR
- EXISTING CONTOUR: MINOR
- OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- GAS LINE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE
- FIELD DIVISION LINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE
- WETLANDS

PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
- STORM SEWER END-SECTION
- SUBSURFACE DRAIN
- SANITARY FORCE MAIN
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- WATER LINE - PROPOSED
- FIRE HYDRANT W/ VALVE
- BLOWOFF ASSEMBLY
- WATER VALVE
- WATER METER
- STREET LIGHT
- STOP SIGN / STREET SIGN
- REGULATORY STREET SIGN

NOTES:

- SCHOOL DISTRICT: PLAINFIELD
- CURRENT ZONING DISTRICT: R3 & R4
- SIDEWALKS WILL BE LOCATED ON BOTH SIDES OF ALL STREETS THROUGHOUT THIS SUBDIVISION, EXCEPT FOR ALONG COUNTY ROADS.
- STREET SIGNAGE WILL BE IN ACCORDANCE WITH PLAINFIELD STANDARDS FOR LOCATION AND TYPE.
- THE EROSION CONTROL PLAN WILL MEET ALL NCRS, DNR, AND MS4 REQUIREMENTS AND WILL BE SUBMITTED TO IDEM TO COMPLY WITH RULE 5.
- ALL INFRASTRUCTURE TO MEET TOWN OF PLAINFIELD STANDARDS AND REQUIREMENTS.
- ALL SANITARY SEWER MAINS SHALL BE 8" OR 10" PVC SANITARY, UNLESS OTHER WISE NOTED.
- ALL BACK OF CURB RADIUS TO BE 25 FEET.
- ALL AREAS AND DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE UNTIL CONSTRUCTION PLANS AND PLAT ARE COMPLETE.

0 50' 100'

LEGEND

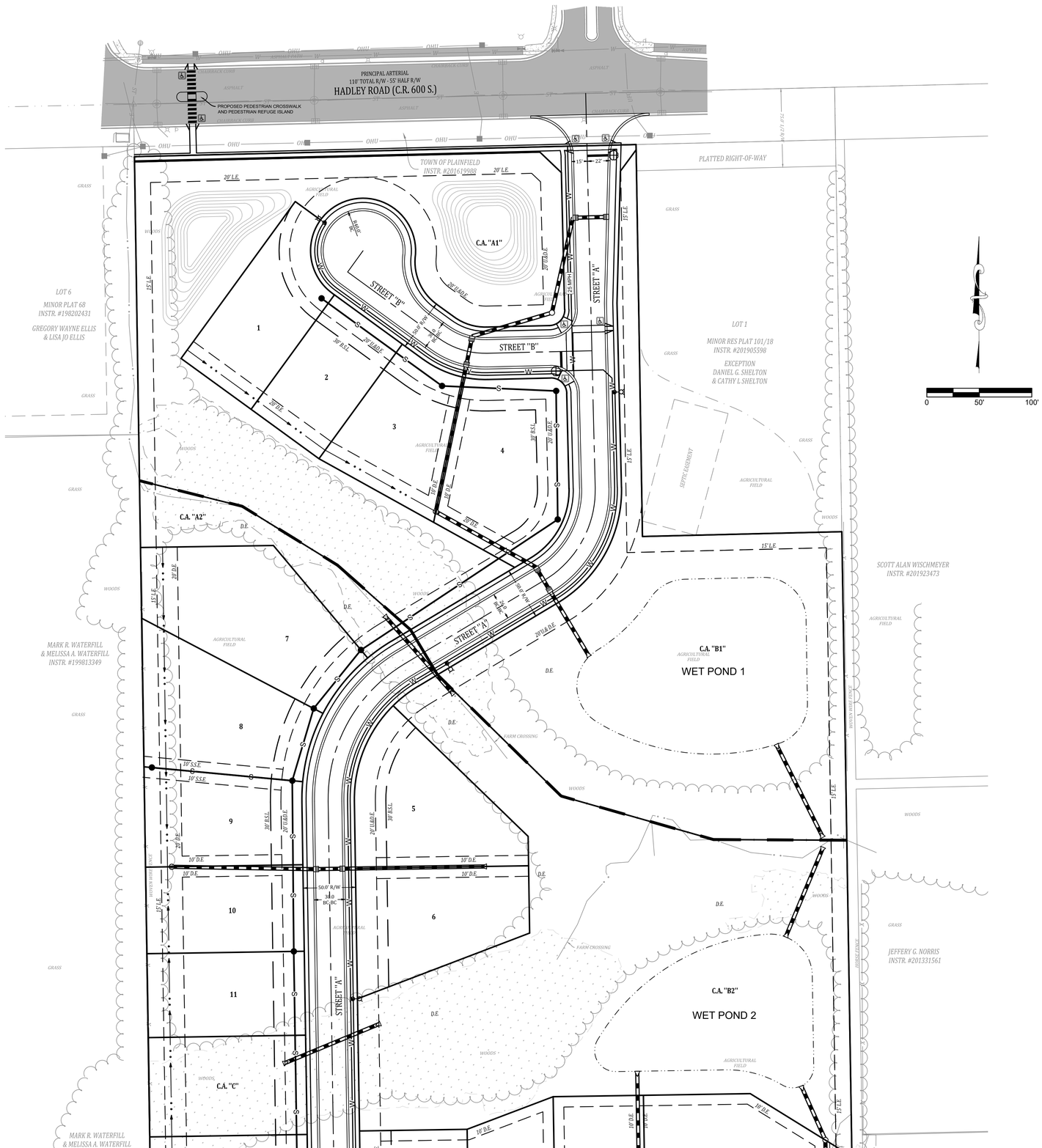
D.	-	DRAINAGE
U.	-	UTILITY
L.S.	-	LANDSCAPE
E.	-	EASEMENT
VAR.	-	VARIABLE
R/W	-	RIGHT OF WAY
B.S.L.	-	BUILDING SETBACK LINE
sq. ft.	-	SQUARE FEET

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

ROBERT "JASON" COYLE PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

SHEET KEY MAP



SEE SHEET C311 FOR CONTINUATION

Revisions		Date
Sym.	REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022

Designed: RJC
Drawn: JJB
Checked: RJC
Scale: 1"= 50'
Date: 11-30-21

UTILITIES, SIDEWALK, & SIGNAGE PLAN
TRESCOTT
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

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

Project No: 19274
Sheet No: C310

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SEE SHEET C310 FOR CONTINUATION

SEE SHEET C312 FOR CONTINUATION

EXISTING LEGEND

- EXISTING CONTOUR: MAJOR
- EXISTING CONTOUR: MINOR
- OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- GAS LINE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE
- FIELD DIVISION LINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE
- WETLANDS

PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
- STORM SEWER END-SECTION
- SUBSURFACE DRAIN
- SANITARY FORCE MAIN
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- WATER LINE - PROPOSED
- FIRE HYDRANT W/ VALVE
- BLOWOFF ASSEMBLY
- WATER VALVE
- WATER METER
- STREET LIGHT
- STOP SIGN / STREET SIGN
- REGULATORY STREET SIGN

0 50' 100'

LEGEND

D.	-	DRAINAGE
U.	-	UTILITY
L.S.	-	LANDSCAPE
E.	-	EASEMENT
VAR.	-	VARIABLE
R/W	-	RIGHT OF WAY
B.S.L.	-	BUILDING SETBACK LINE
sq. ft.	-	SQUARE FEET

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

NOTES:

- SCHOOL DISTRICT: PLAINFIELD
- CURRENT ZONING DISTRICT: R3 & R4
- SIDEWALKS WILL BE LOCATED ON BOTH SIDES OF ALL STREETS THROUGHOUT THIS SUBDIVISION, EXCEPT FOR ALONG COUNTY ROADS.
- STREET SIGNAGE WILL BE IN ACCORDANCE WITH PLAINFIELD STANDARDS FOR LOCATION AND TYPE.
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ROBERT "JASON" COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE — REGISTERED — No. LS20900155 — STATE OF INDIANA — LAND SURVEYOR

Sym.	Revisions	Date
	REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022

Designed: RJC
Drawn: JJB
Checked: RJC
Scale: 1" = 50'
Date: 11-30-21

UTILITIES, SIDEWALK, & SIGNAGE PLAN

TRESCOTT
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

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

Project No: 19274
Sheet No: C311

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DAMON N. JONES
REVOCABLE TRUST
INSTR. #201920668

LOT 2
OLYMPIC VILLAGE
SECTION ONE
INSTR. #198202432

MARK R. WATERFILL
& MELISSA A. WATERFILL
INSTR. #199813349

LOT 3
MINOR PLAT 1082
INSTR. #201715212

SEE SHEET C311 FOR CONTINUATION

SEE SHEET C313 FOR CONTINUATION

SEE SHEET C313 FOR CONTINUATION

SEE SHEET C314 FOR CONTINUATION

STREET "G"
STREET "E"
STREET "D"
STREET "H"
STREET "F"

C.A. "E"
C.A. "F"
C.A. "G1"
C.A. "G2"
C.A. "H"
C.A. "K"

WET POND 4
WET POND 5

8' ASPHALT PATH

0 50' 100'

SEE SHEET C310
FOR LEGENDS.

ROBERT "JASON" COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

REGISTERED
ROBERT JASON COYLE
No.
LS20900155
STATE OF
INDIANA
LAND SURVEYOR

NOT FOR CONSTRUCTION

UTILITIES, SIDEWALK, & SIGNAGE PLAN
TRESCOTT
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

Revisions		
Sym.		Date
	REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022

Designed:	RJC
Drawn:	JJB
Checked:	RJC
Scale:	1" = 50'
Date:	11-30-21

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Project No: 19274

Sheet No: C312

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LEGEND

D.	-	DRAINAGE
U.	-	UTILITY
L.S.	-	LANDSCAPE
E.	-	EASEMENT
VAR.	-	VARIABLE
R/W	-	RIGHT OF WAY
B.S.L.	-	BUILDING SETBACK LINE
sq. ft.	-	SQUARE FEET

0 50' 100'

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

SEE SHEET C310 FOR LEGENDS.

SEE SHEET C311 FOR CONTINUATION

WET POND 5

SEE SHEET C311 FOR CONTINUATION

SEE SHEET C314 FOR CONTINUATION

SEE SHEET C316 FOR CONTINUATION

NOTES:

- SCHOOL DISTRICT: PLAINFIELD
- CURRENT ZONING DISTRICT: R3 & R4
- SIDEWALKS WILL BE LOCATED ON BOTH SIDES OF ALL STREETS THROUGHOUT THIS SUBDIVISION, EXCEPT FOR ALONG COUNTY ROADS.
- STREET SIGNAGE WILL BE IN ACCORDANCE WITH PLAINFIELD STANDARDS FOR LOCATION AND TYPE.
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- ALL INFRASTRUCTURE TO MEET TOWN OF PLAINFIELD STANDARDS AND REQUIREMENTS.
- ALL SANITARY SEWER MAINS SHALL BE 8" OR 10" PVC SANITARY, UNLESS OTHER WISE NOTED.
- ALL BACK OF CURB RADIUS TO BE 25 FEET.
- ALL AREAS AND DIMENSIONS SHOWN ON THIS PLAN ARE APPROXIMATE UNTIL CONSTRUCTION PLANS AND PLAT ARE COMPLETE.

PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
- STORM SEWER END-SECTION
- SD — SUBSURFACE DRAIN
- F — SANITARY FORCE MAIN
- S — SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- W — WATER LINE - PROPOSED
- FIRE HYDRANT W/ VALVE
- BLOWOFF ASSEMBLY
- WATER VALVE
- WATER METER
- STREET LIGHT
- STOP SIGN / STREET SIGN
- REGULATORY STREET SIGN

ROBERT "JASON" COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

Revisions	Date
REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022

Sym.	Designed:	Drawn:	Checked:	Scale:	Date:
	RJC	JJB	RJC	1"= 50'	11-30-21

UTILITIES, SIDEWALK, & SIGNAGE PLAN

TRESCOTT
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

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Project No: 19274

Sheet No: C313

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SEE SHEET C312 FOR CONTINUATION

SEE SHEET C313 FOR CONTINUATION

SEE SHEET C316 FOR CONTINUATION

SEE SHEET C315 FOR CONTINUATION

WET POND 5

WET POND 4

WET POND 7

C.A. "G2"

C.A. "I"

C.A. "K"

C.A. "P"

C.A. "Q"

STREET "E"

STREET "F"

STREET "I"

STREET "J"

STREET "K"

STREET "Q"

HACKAMORE RD.

8' ASPHALT PATH

PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
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- SANITARY FORCE MAIN
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- WATER LINE - PROPOSED
- FIRE HYDRANT W/ VALVE
- BLOWOFF ASSEMBLY
- WATER VALVE
- WATER METER
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- REGULATORY STREET SIGN

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0 50' 100'

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

LEGEND

D.	-	DRAINAGE
U.	-	UTILITY
L.S.	-	LANDSCAPE
E.	-	EASEMENT
VAR.	-	VARIABLE
R/W	-	RIGHT OF WAY
B.S.L.	-	BUILDING SETBACK LINE
sq. ft.	-	SQUARE FEET

SEE SHEET C310 FOR LEGENDS.

ROBERT JASON COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

Revisions	Date
REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022

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UTILITIES, SIDEWALK, & SIGNAGE PLAN
TRESCOTT
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

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Project No: 19274
Sheet No: C314

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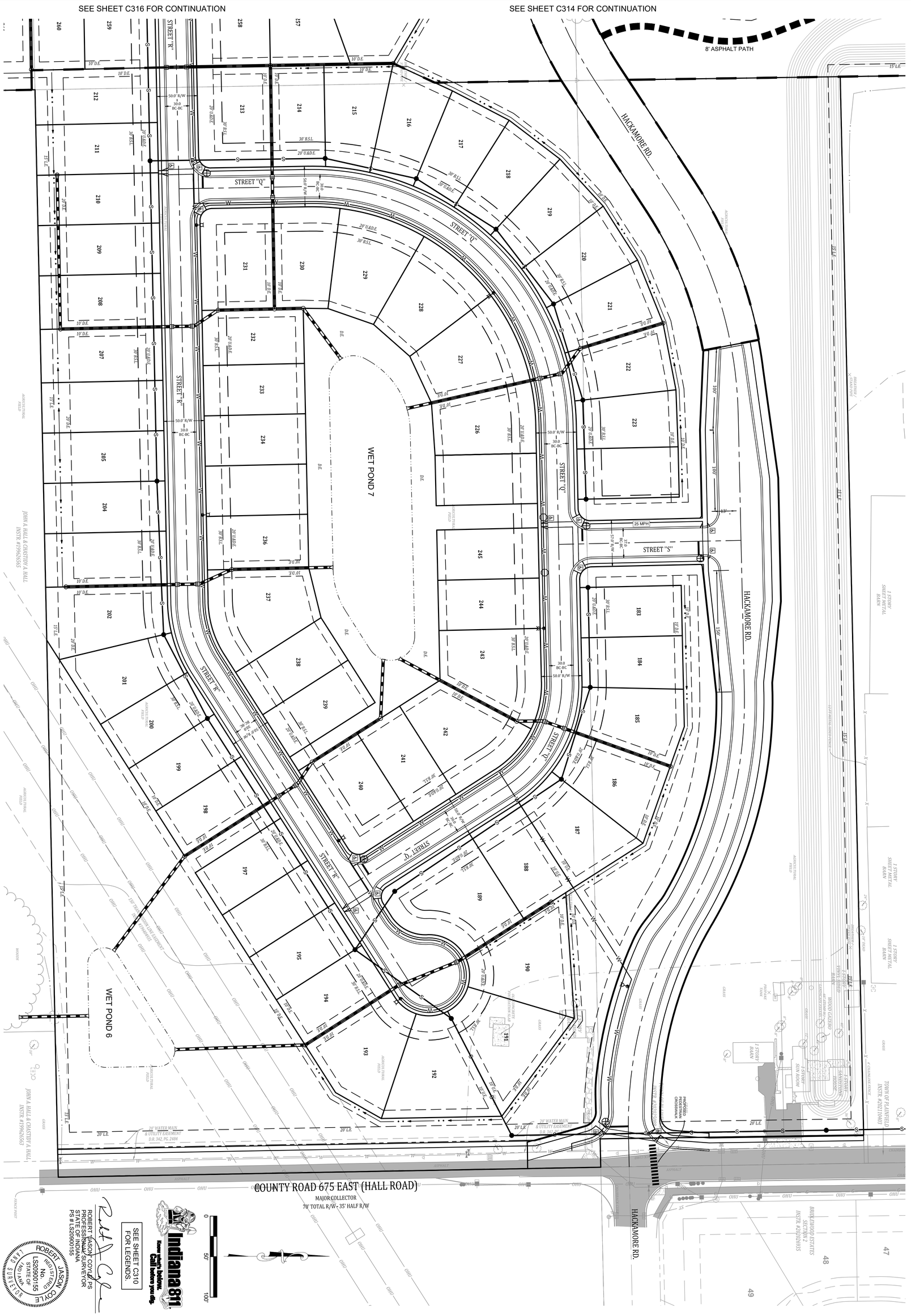

ROBERT JASON COYLE
LS20900155
STATE OF INDIANA
SURVEYOR

ROBERT JASON COYLE
REGISTERED LAND SURVEYOR
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

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UTILITIES, SIDEWALK, & SIGNAGE PLAN
TRESCOTT
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

Designed:	Sym.	Revisions	Date
RJC		REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022
Drawn: JJB			
Checked: RJC			
Scale: 1"= 50'			
Date: 11-30-21			

Project No: 19274
Sheet No: C315

SEE SHEET C313 FOR CONTINUATION

SEE SHEET C314 FOR CONTINUATION

HACKAMORE RD.

STREET "K"

STREET "L"

STREET "M"

STREET "N"

STREET "O"

STREET "R"

C.A. "J"

C.A. "P"

C.A. "Q"

C.A. "S"

C.A. "T"

C.A. "U"

WET POND 9

WET POND 10

MARVIN F. MEYER & ERNESTINE L. MEYER INSTR. #198202671

MINOR PLAT 540 INSTR. #199402060

SEE SHEET C315 FOR CONTINUATION

SEE SHEET C317 FOR CONTINUATION

SEE SHEET C317 FOR CONTINUATION

0 50' 100'

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

SEE SHEET C310 FOR LEGENDS.

ROBERT "JASON" COYLE, PS
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STATE OF INDIANA
PS # LS20900155

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NOT FOR CONSTRUCTION

UTILITIES, SIDEWALK, & SIGNAGE PLAN

TRESCOTT

HENDRICKS COUNTY, GUILFORD TOWNSHIP

PLAINFIELD, INDIANA

Revisions			Date
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Project No: 19274

Sheet No: C316

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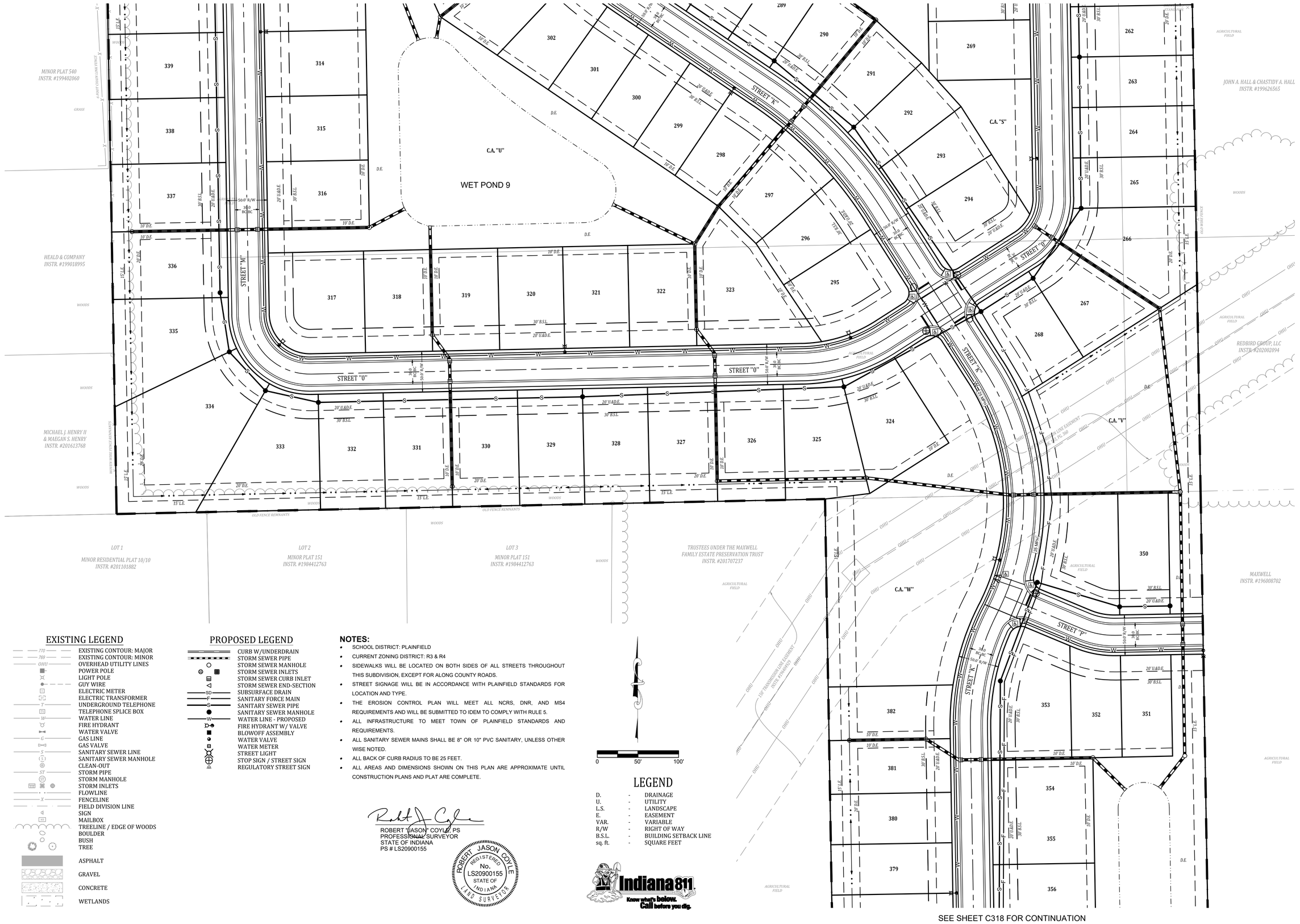
SEE SHEET C316 FOR CONTINUATION

SEE SHEET C316 FOR CONTINUATION



EXISTING LEGEND

- EXISTING CONTOUR: MAJOR (770)
- EXISTING CONTOUR: MINOR (769)
- OVERHEAD UTILITY LINES (OHU)
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND TELEPHONE (T)
- TELEPHONE SPLICE BOX
- WATER LINE (W)
- FIRE HYDRANT
- WATER VALVE
- GAS LINE (G)
- GAS VALVE
- SANITARY SEWER LINE (S)
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE (ST)
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE (X)
- FIELD DIVISION LINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE
- WETLANDS

PROPOSED LEGEND

- CURB W/UNDERDRAIN
- STORM SEWER PIPE
- STORM SEWER MANHOLE
- STORM SEWER INLETS
- STORM SEWER CURB INLET
- STORM SEWER END-SECTION
- SUBSURFACE DRAIN (SD)
- SANITARY FORCE MAIN (F)
- SANITARY SEWER PIPE (S)
- SANITARY SEWER MANHOLE
- WATER LINE - PROPOSED (W)
- FIRE HYDRANT W/ VALVE
- BLOWOFF ASSEMBLY
- WATER VALVE
- WATER METER
- STREET LIGHT
- STOP SIGN / STREET SIGN
- REGULATORY STREET SIGN

NOTES:

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0 50' 100'

LEGEND

D.	-	DRAINAGE
U.	-	UTILITY
L.S.	-	LANDSCAPE
E.	-	EASEMENT
VAR.	-	VARIABLE
R/W	-	RIGHT OF WAY
B.S.L.	-	BUILDING SETBACK LINE
sq. ft.	-	SQUARE FEET

ROBERT "JASON" COYLE, PS
PROFESSIONAL SURVEYOR
STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

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

SEE SHEET C318 FOR CONTINUATION

Revisions		
Sym.		Date
	REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022

Designed:	RJC
Drawn:	JJB
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Scale:	1" = 50'
Date:	11-30-21

UTILITIES, SIDEWALK, & SIGNAGE PLAN
TRESCOTT
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

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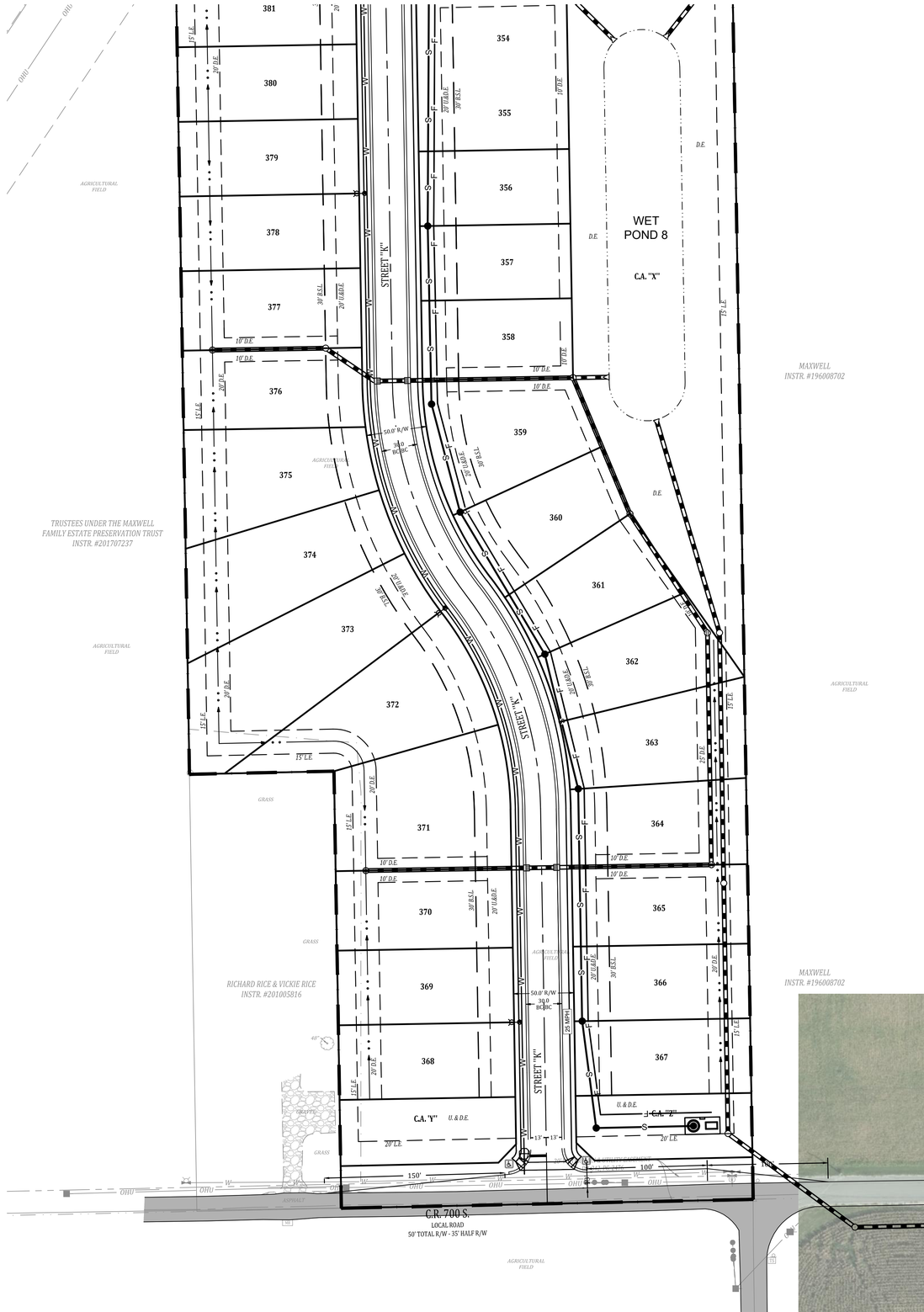
Project No: 19274
Sheet No: C317

SEE SHEET C117 FOR CONTINUATION



EXISTING LEGEND

- EXISTING CONTOUR: MAJOR
- EXISTING CONTOUR: MINOR
- OVERHEAD UTILITY LINES
- POWER POLE
- LIGHT POLE
- GUY WIRE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UNDERGROUND TELEPHONE
- TELEPHONE SPLICE BOX
- WATER LINE
- FIRE HYDRANT
- WATER VALVE
- GAS LINE
- GAS VALVE
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- CLEAN-OUT
- STORM PIPE
- STORM MANHOLE
- STORM INLETS
- FLOWLINE
- FENCELINE
- FIELD DIVISION LINE
- SIGN
- MAILBOX
- TREELINE / EDGE OF WOODS
- BOULDER
- BUSH
- TREE
- ASPHALT
- GRAVEL
- CONCRETE
- WETLANDS

PROPOSED LEGEND

- CURB W/UNDERDRAIN
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- STORM SEWER INLETS
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- STORM SEWER END-SECTION
- SUBSURFACE DRAIN
- SANITARY FORCE MAIN
- SANITARY SEWER PIPE
- SANITARY SEWER MANHOLE
- WATER LINE - PROPOSED
- FIRE HYDRANT W/ VALVE
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STATE OF INDIANA
PS # LS20900155

ROBERT JASON COYLE REGISTERED No. LS20900155 STATE OF INDIANA LAND SURVEYOR

SEE BELOW FOR CONTINUATION

SEE ABOVE FOR CONTINUATION

Revisions	Date
REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022

		Sym.
Designed:	RJC	
Drawn:	JJB	
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Scale:	1"= 50'	
Date:	11-30-21	

UTILITIES, SIDEWALK, & SIGNAGE PLAN

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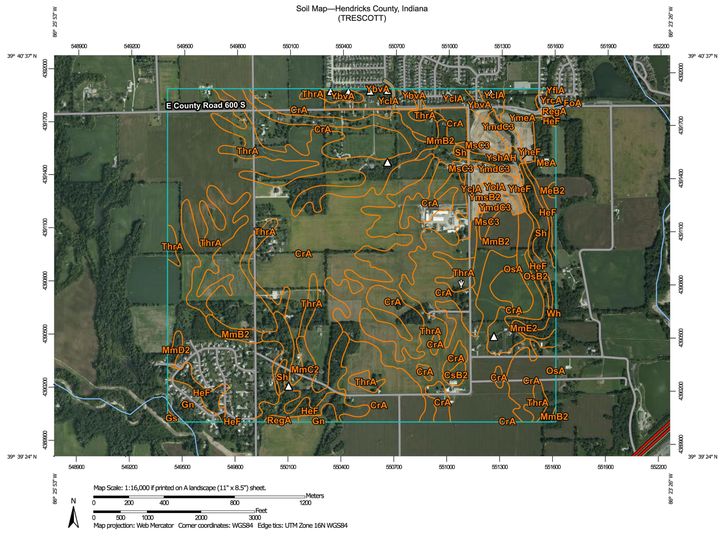


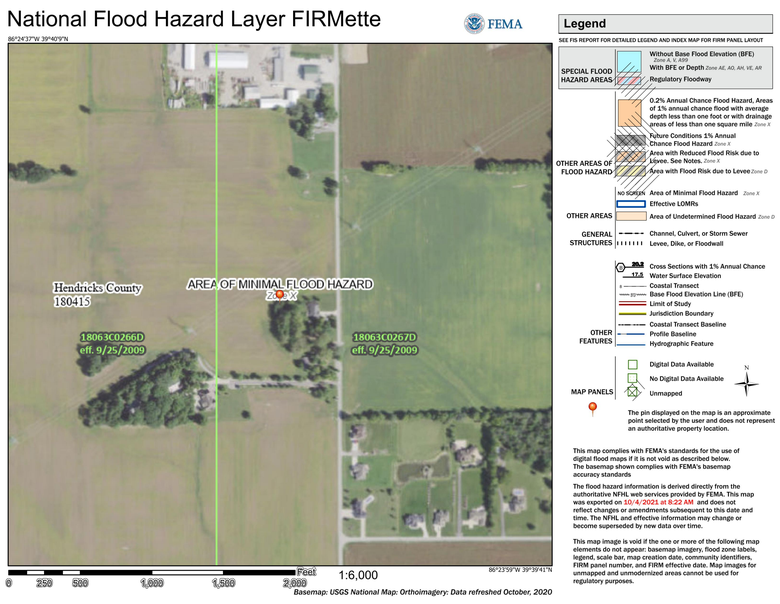
Natural Resources Conservation Service

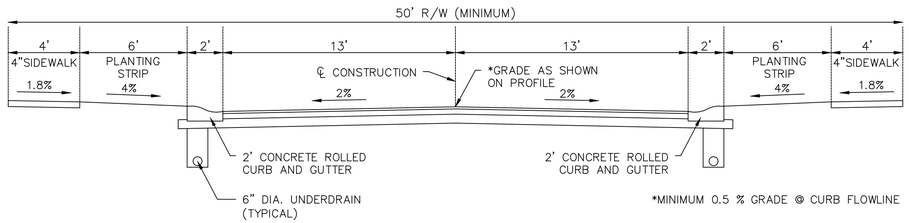
Web Soil Survey
National Cooperative Soil Survey

10/5/2021
Page 1 of 4

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	524.7	51.0%
CsB2	Crosby-Miami silt loams, 2 to 4 percent slopes, eroded	2.8	0.3%
FoA	Fox loam, 0 to 2 percent slopes	0.2	0.0%
Gn	Genesee silt loam, 0 to 2 percent slopes, frequently flooded, very brief duration	14.2	1.4%
Gs	Genesee sandy loam, sandy substratum	0.6	0.1%
HeF	Hennepin loam, 25 to 50 percent slopes	30.4	3.0%
MeA	Martinsville loam, 0 to 2 percent slopes	14.8	1.4%
MeB2	Martinsville loam, 2 to 6 percent slopes, eroded	0.9	0.1%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	27.6	2.7%
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	23.4	2.3%
MmD2	Miami silt loam, 12 to 18 percent slopes, eroded	2.4	0.2%
MmE2	Miami silt loam, 18 to 25 percent slopes, eroded	3.6	0.3%
MsC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	4.6	0.4%
OsA	Ockley silt loam, loamy substratum, 0 to 2 percent slopes	10.1	1.0%
OsB2	Ockley silt loam, loamy substratum, 2 to 6 percent slopes, eroded	7.9	0.8%
RegA	Rensselaer clay loam, till substratum, 0 to 2 percent slopes	1.6	0.2%
Sh	Shoals silt loam, 0 to 2 percent slopes, frequently flooded, brief duration	14.1	1.4%
ThrA	Treaty silty clay loam, 0 to 1 percent slopes	253.2	24.6%
Wh	Whitaker silt loam, 0 to 2 percent slopes	0.1	0.0%
YbvA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes	8.3	0.8%
YclA	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes	39.1	3.8%
YflA	Fox loam-Urban land complex, 0 to 2 percent slopes	0.0	0.0%
YheF	Hennepin loam-Urban land complex, 25 to 50 percent slopes	3.2	0.3%
YmdC3	Miami clay loam-Urban land complex, 6 to 12 percent slopes, severely eroded	11.9	1.2%
YmeA	Martinsville loam-Urban land complex, 0 to 2 percent slopes	14.6	1.4%
YmsB2	Miami silt loam-Urban land complex, 2 to 6 percent slopes, eroded	3.9	0.4%
YolA	Ockley silt loam-Urban land complex, loamy substratum, 0 to 2 percent slopes	4.8	0.5%
YrcA	Rensselaer clay loam-Urban land complex, 0 to 2 percent slopes	1.5	0.1%
YshAH	Shoals silt loam-Urban land complex, 0 to 2 percent slopes, frequently flooded, brief duration	4.9	0.5%
Totals for Area of Interest		**1,029.2**	**100.0%**





LOCAL RESIDENTIAL STREETS
NO SCALE

Revisions

Sym.		Date
X	REVISIONS BASED UPON TAC MEETING DISCUSSION	1-7-2022

Designed: RJC
Drawn: JJB
Checked: RJC
Scale: NTS
Date: 11-30-21

DETAILS, SOILS & FIRM MAP
TRESCOTT
HENDRICKS COUNTY, GUILFORD TOWNSHIP
PLAINFIELD, INDIANA

NOT FOR CONSTRUCTION

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

Project No: 19274
Sheet No: C400

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