

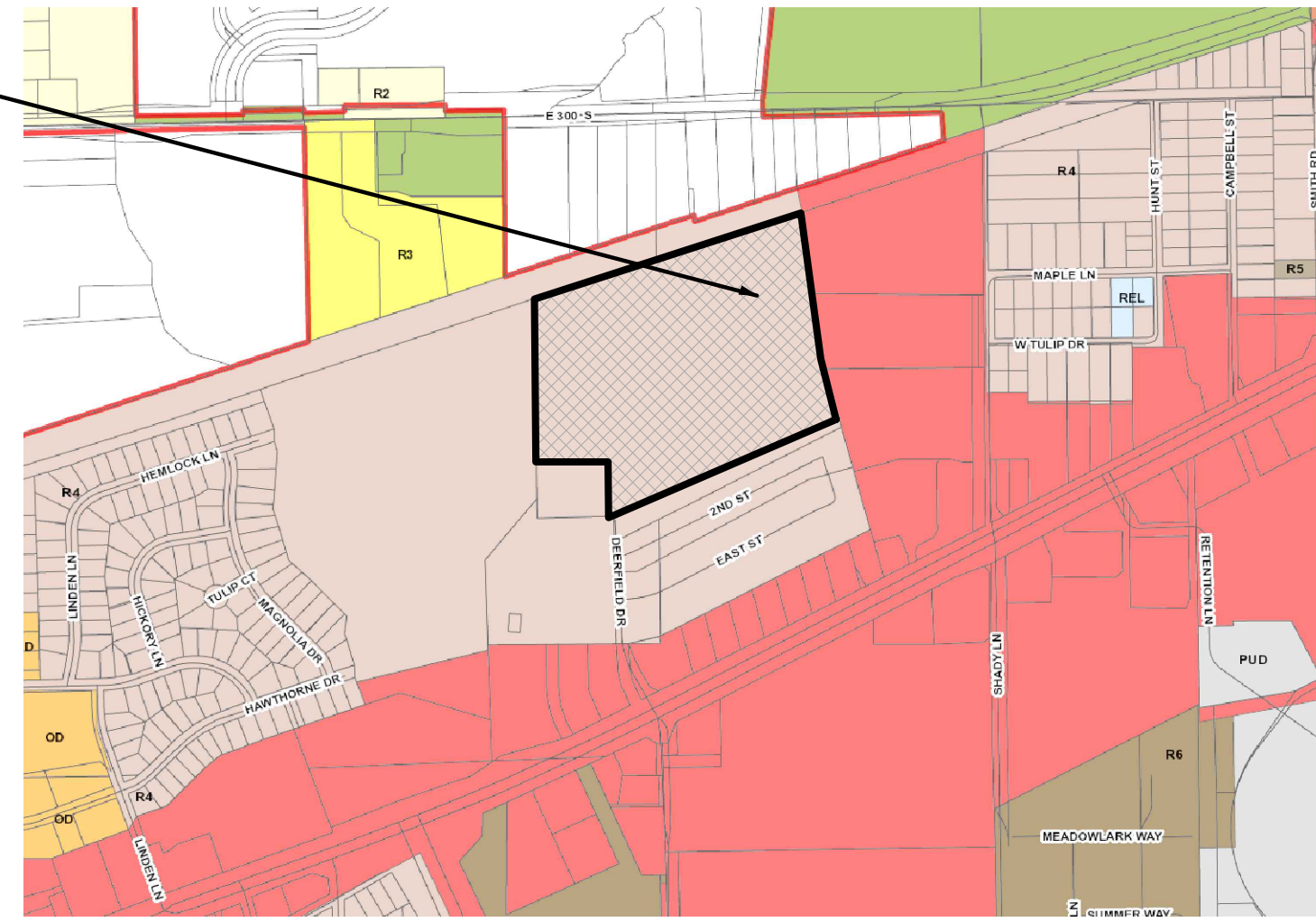
GREY HAWK PLACE

PRIMARY PLAT

ZONING: R-4
SECTION 25, TOWNSHIP 15N, RANGE 1E, GUILFORD TOWNSHIP
PROJECT LOCATION: 39°42'59"N, 86°22'12"W

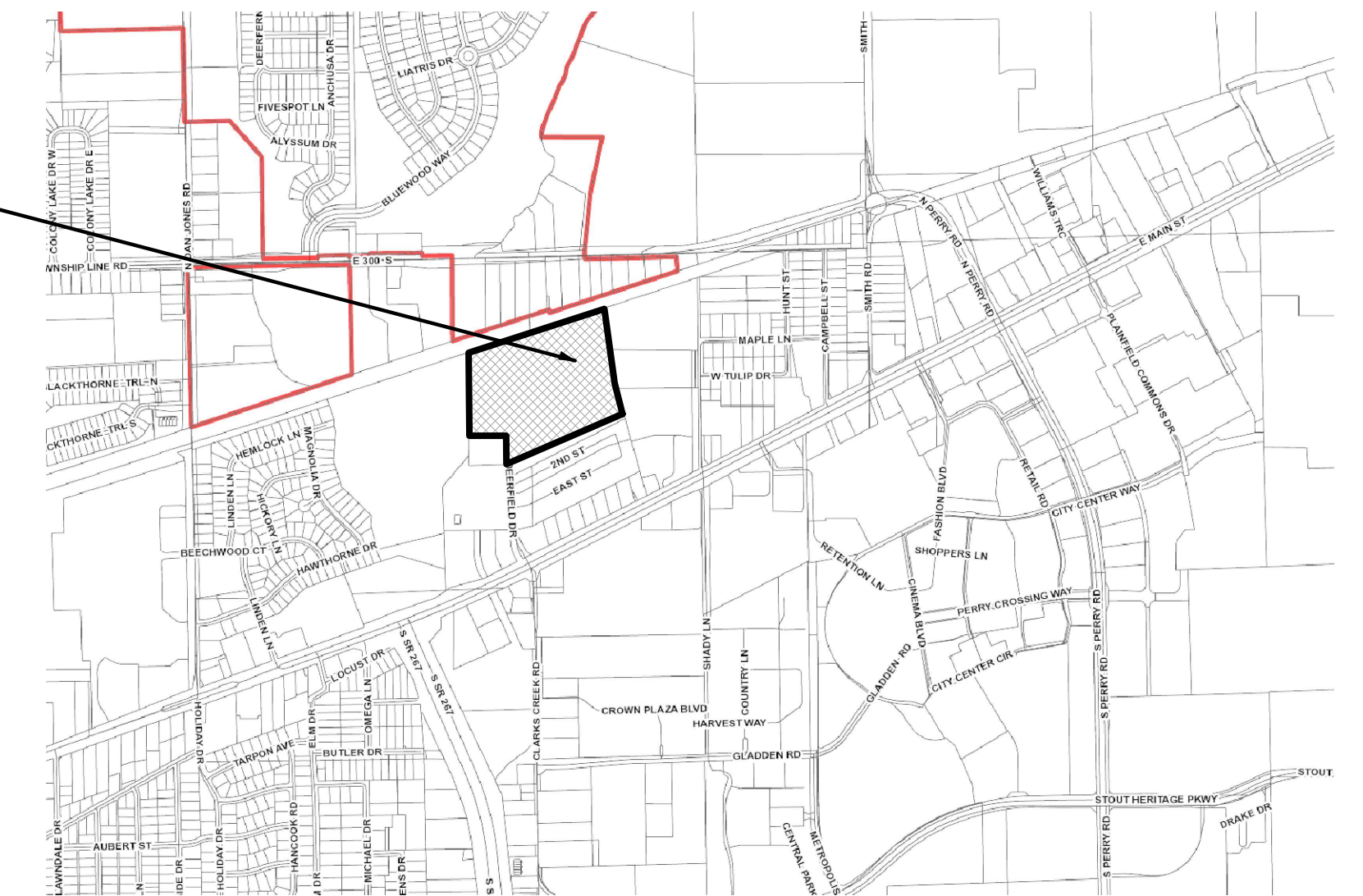
PLANS PREPARED FOR:
HICKORY HOLLOW, LLC
2775 JEFFERSON DRIVE
PLAINFIELD, INDIANA 46168
PHONE: (317) 443-1165
CONTACT: LARRY GOOD
EMAIL: brendagoote@sbcglobal.net

PROJECT LOCATION

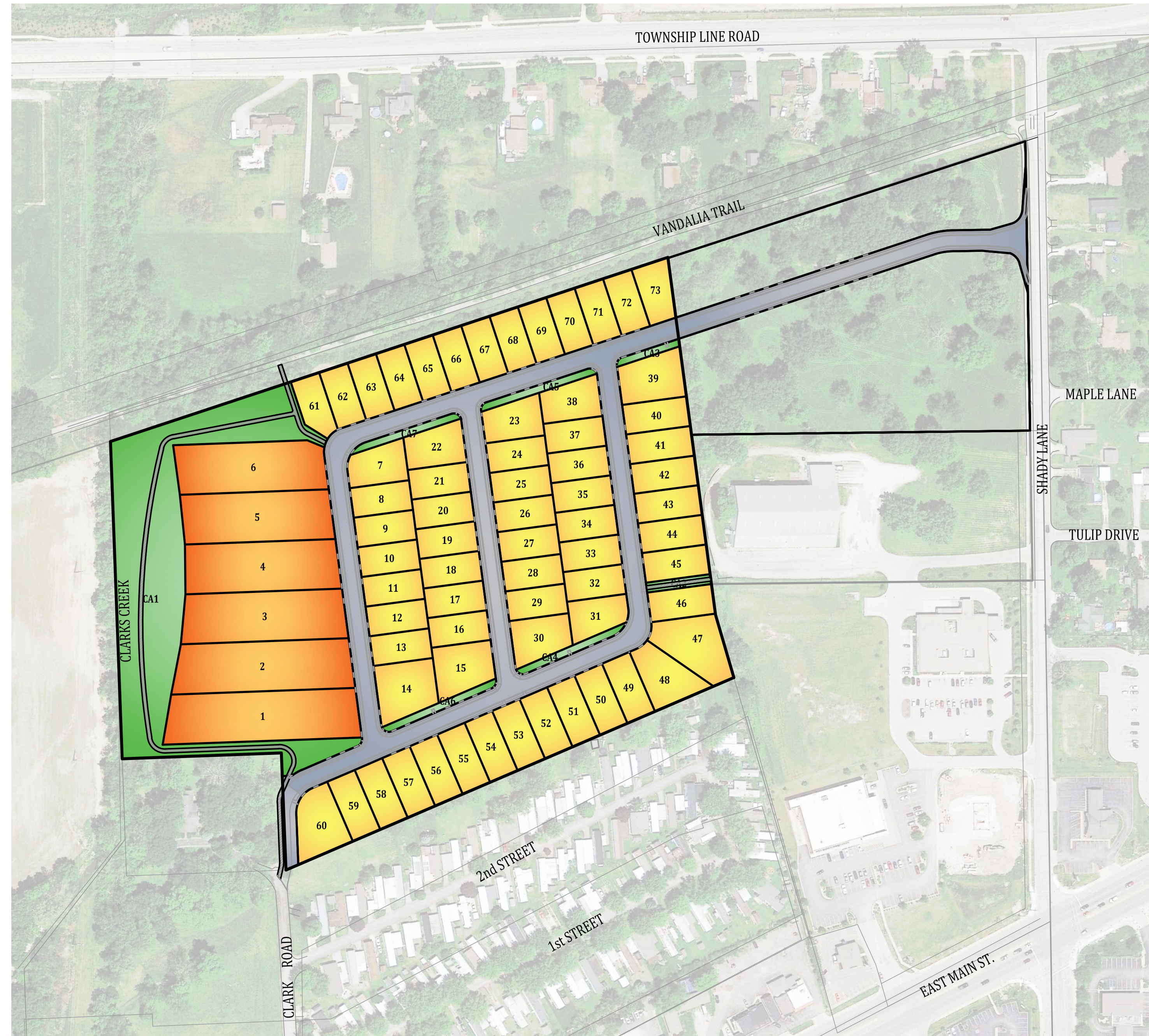


VICINITY MAP
NO SCALE

PROJECT LOCATION



LOCATION MAP
NO SCALE



SITE MAP

SCALE: 1"=150'

OPERATING AUTHORITIES

GAS Centerpoint Energy 1995 E. Main Street Danville, IN, 46122 317-718-3617	CABLE TELEVISION Spectrum 3030 Roosevelt Ave. Indianapolis, IN, 46218 317-710-2627	WATER Plainfield DPW 985 S. Center Street Plainfield, IN, 46168 317-839-3490
ELECTRIC Duke Energy Indiana 1000 E. Main St. Plainfield, IN 46168 317-838-6940	STORM & MS4 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 985 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 Longfellow Lane Plainfield, IN, 46168 317-839-2578
CABLE TELEVISION Xfinity 5330 East 65th Street Indianapolis, IN, 46220 317-353-2225		

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 J. STATON

SHEET INDEX

SHEET NO	DESCRIPTION
C100	TITLE SHEET
C101	EXISTING TOPOGRAPHY
C102	PRIMARY PLAT
C103 - C105	PROPOSED IMPROVEMENTS
C106	SIDEWALK, SIGNAGE, AND LIGHTING PLAN

REVISIONS

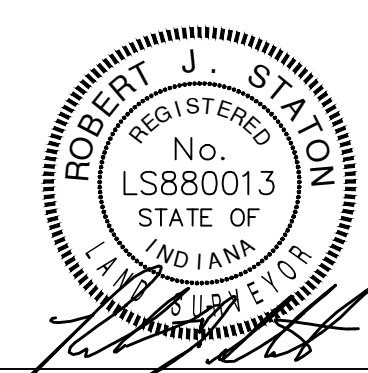
NUMBER	DESCRIPTION	DATE
	REVISED PER TOWN COMMENTS	04-14-22

DEVELOPMENT SUMMARY

TOTAL AREA: 23.13 +/-
R-4 ZONING
MIN. 60' WIDE & 6,000 sf.
(73 LOTS)



CERTIFIED BY:



Date: 03-25-22
Project No: 21205
Sheet No:

C100



**RECORD OWNER:
HICKORY HOLLOW, LLC
INSTR. #202139909**

23.132 AC ±

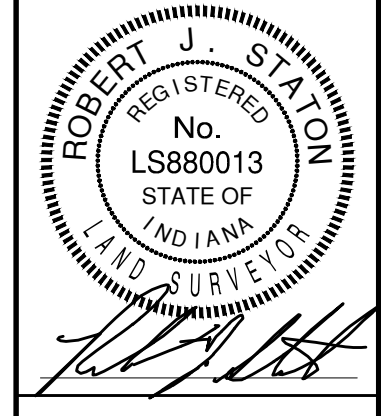
50' INGRESS-EGRESS EASEMENT
INSTR. #196910300
INSTR. #201402644

14' INGRESS-EGRESS EASEMENT
PER DEED OF RECORDED
IN D.R. 329, PG. 613



Date	04-14-22
Revisions	
Designed:	Sym.
Drawn:	GAF
Checked:	
Scale:	1" = 60'
Date:	03-25-22

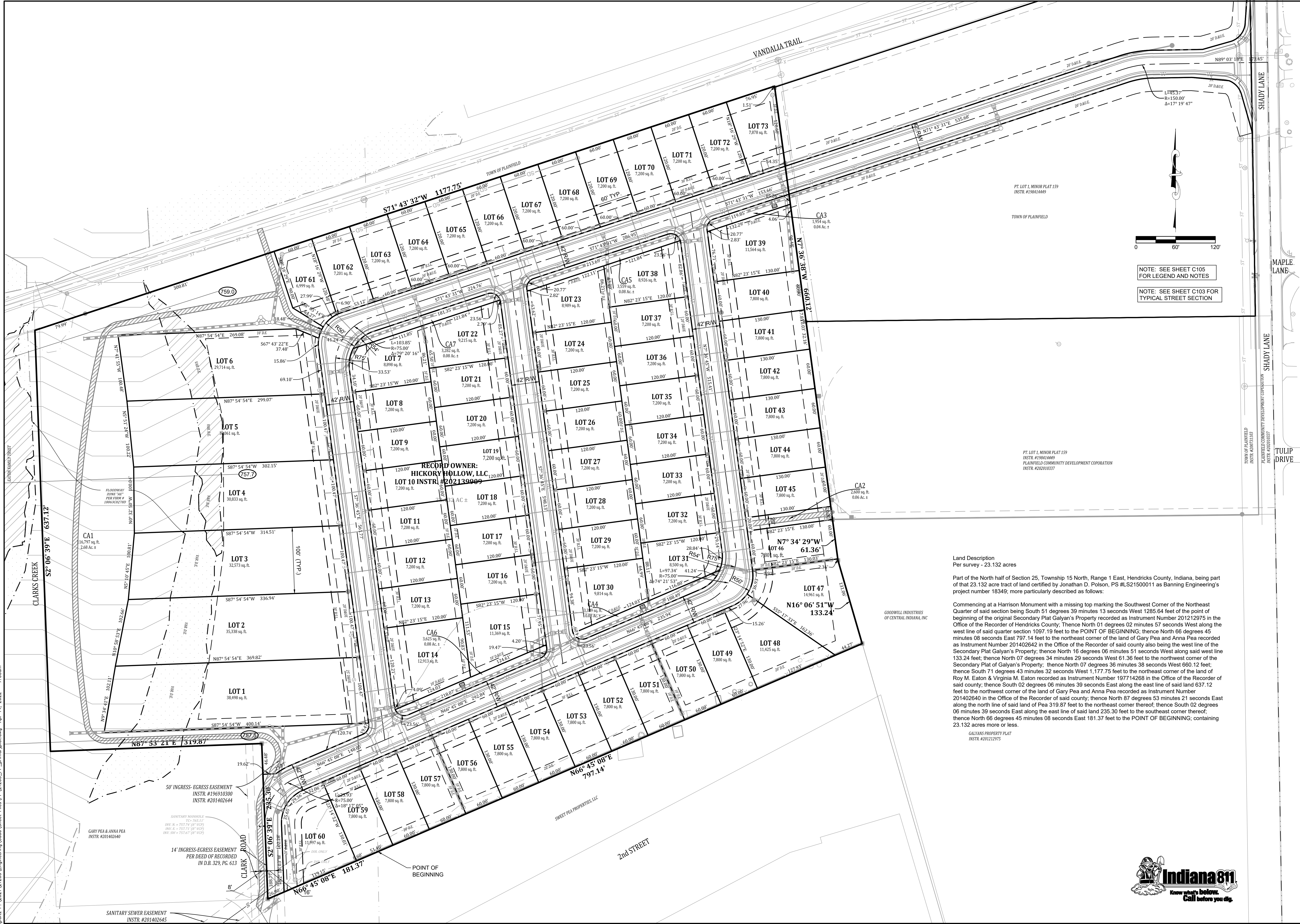
EXISTING TOPOGRAPHY
GREY HAWK PLACE
HICKORY HOLLOW, LLC
PLAINFIELD, INDIANA



BANNING ENGINEERING
653 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700 FAX: (317) 707-3800
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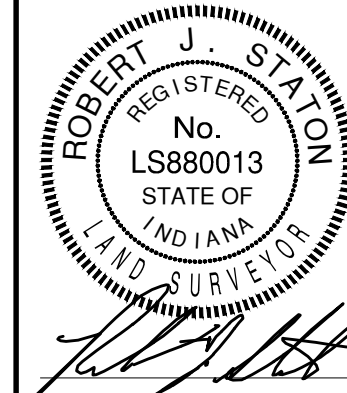
Project No: 21205
Sheet No: C101

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Date:	04-14-22
Revisions:	
Sym.:	PER THE TOWN OF PLAINFIELD COMMENTS
Drawn:	GAF
Checked:	
Scale:	1" = 60'
Date:	03-25-22

DESIGNED: PRIMARY PLAT
 DRAWN: GREY HAWK PLACE
 CHECKED: HICKORY HOLLOW, LLC
 SCALE: 1" = 60'
 DATE: 03-25-22



BANNING ENGINEERING
 653 COLUMBIA ROAD, SUITE #101
 PLAINFIELD, IN 46169
 BUS: (317) 707-3700 FAX: (317) 707-3800
 E-MAIL: Banning@BanningEngineering.com
 WEB: www.BanningEngineering.com

Land Description
 Per survey - 23.132 acres

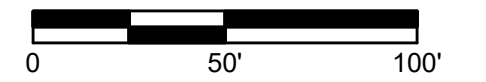
Part of the North half of Section 25, Township 15 North, Range 1 East, Hendricks County, Indiana, being part of that 23.132 acre tract of land certified by Jonathan D. Polson, PS #LS21500011 as Banning Engineering's project number 18349; more particularly described as follows:

Commencing at a Harrison Monument with a missing top marking the Southwest Corner of the Northeast Quarter of said section being South 51 degrees 39 minutes 13 seconds West 1285.64 feet of the point of beginning of the original Secondary Plat Galyan's Property recorded as Instrument Number 201212975 in the Office of the Recorder of Hendricks County; Thence North 01 degrees 02 minutes 57 seconds West along the west line of said quarter section 1097.19 feet to the POINT OF BEGINNING; thence North 66 degrees 45 minutes 08 seconds East 797.14 feet to the northeast corner of the land of Gary Pea and Anna Pea recorded as Instrument Number 201402642 in the Office of the Recorder of said county also being the west line of the Secondary Plat Galyan's Property; thence North 16 degrees 06 minutes 51 seconds West along said west line 133.24 feet; thence North 07 degrees 34 minutes 29 seconds West 61.36 feet to the northwest corner of the Secondary Plat of Galyan's Property; thence North 07 degrees 36 minutes 38 seconds West 660.12 feet; thence South 71 degrees 43 minutes 32 seconds West 1,177.75 feet to the northeast corner of the land of Roy M. Eaton & Virginia M. Eaton recorded as Instrument Number 197714268 in the Office of the Recorder of said county; thence South 02 degrees 06 minutes 39 seconds East along the east line of said land 637.12 feet to the northwest corner of the land of Gary Pea and Anna Pea recorded as Instrument Number 201402640 in the Office of the Recorder of said county; thence North 87 degrees 53 minutes 21 seconds East along the north line of said land of Pea 319.87 feet to the northeast corner thereof; thence South 02 degrees 06 minutes 39 seconds East along the east line of said land 235.30 feet to the southeast corner thereof; thence North 66 degrees 45 minutes 08 seconds East 181.37 feet to the POINT OF BEGINNING; containing 23.132 acres more or less.

GALYAN'S PROPERTY PLAT
 INSTR. #201212975



SEE SHEET C103 FOR CONTINUATION



NOTE: SEE SHEET C105 FOR LEGEND AND NOTES
NOTE: SEE SHEET C103 FOR TYPICAL STREET SECTION

Date:	04-14-22
Revisions:	
Per the Town of Plainfield Comments:	
Designed:	
Drawn:	GAF
Checked:	
Scale:	1" = 50'
Date:	03-25-22

IMPROVEMENTS
GREY HAWK PLACE
HICKORY HOLLOW, LLC
PLAINFIELD, INDIANA



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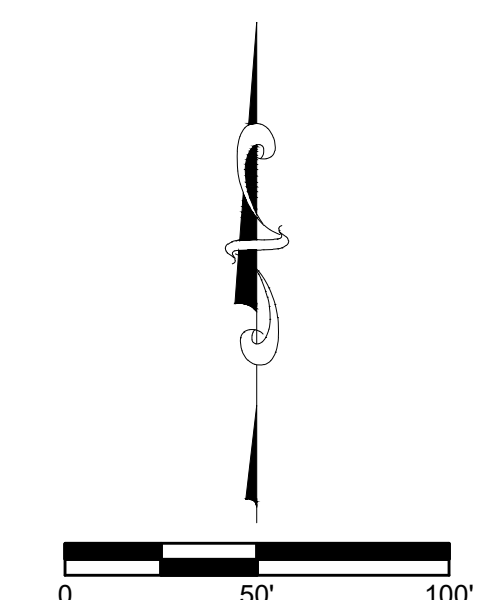
Project No: 21205
Sheet No:



C104

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TOWNSHIP LINE ROAD



NOTE: SEE SHEET C103 FOR TYPICAL STREET SECTION

SEE SHEET C103 FOR CONTINUATION



LEGEND PROPOSED

- GANG MAIL BOXES
- STORM MANHOLE
- ▣ STORM SEWER
- SD — SUBSURFACE DRAIN
- S — SANITARY SEWER
- W — WATER MAIN
- SANITARY MANHOLE
- DRAINAGE ARROW

LEGEND EXISTING

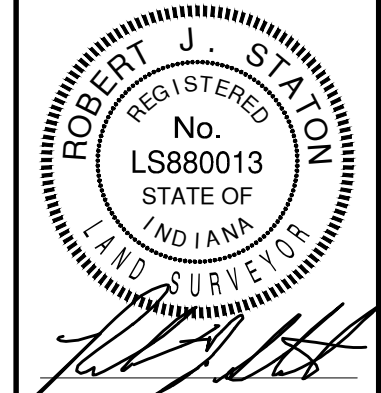
- X — FENCE LINE
- T — COMMUNICATIONS
- G — GAS LINE
- E — ELECTRIC LINE
- W — WATER LINE
- CATV — CABLE TV
- S — SANITARY SEWER LINE
- ST — STORM SEWER LINE
- HPC — HIGH PRESSURE GAS PIPELINE
- CURB INLET
- ELECTRIC BREAKER BOX
- ⊕ ELECTRIC MANHOLE
- ⊖ ELECTRIC METER
- ⊞ ELECTRIC TRANSFORMER
- ⊕ FIRE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

NOTES:

- SCHOOL DISTRICT: PLAINFIELD
- CURRENT ZONING DISTRICT: R-4
- 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 WEST TO THE EXISTING CREEK
- CONSTRUCTION OF TO BEGIN SUMMER OF 2022.
- ALL INFRASTRUCTURE TO MEET TOWN OF PLAINFIELD STANDARDS AND REQUIREMENTS
- ALL SANITARY SEWER MAINS SHALL BE 8" PVC SANITARY, UNLESS OTHER WISE 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
- ADDRESSES WILL BE ASSIGNED AT TIME OF FINAL DESIGN AND CONSTRUCTION PHASE
- STREET NAMES WILL BE ASSIGNED AT TIME OF FINAL DESIGN AND CONSTRUCTION PHASE
- FINAL GRADING WILL BE DETERMINED AT TIME OF DESIGN AND CONSTRUCTION PLAN PHASE

Date	04-14-22
Revisions	
Sym.	PER THE TOWN OF PLAINFIELD COMMENTS
Designed:	
Drawn:	GAF
Checked:	
Scale:	1" = 50'
Date:	03-25-22

IMPROVEMENTS
 GREY HAWK PLACE
 HICKORY HOLLOW, LLC
 PLAINFIELD, INDIANA



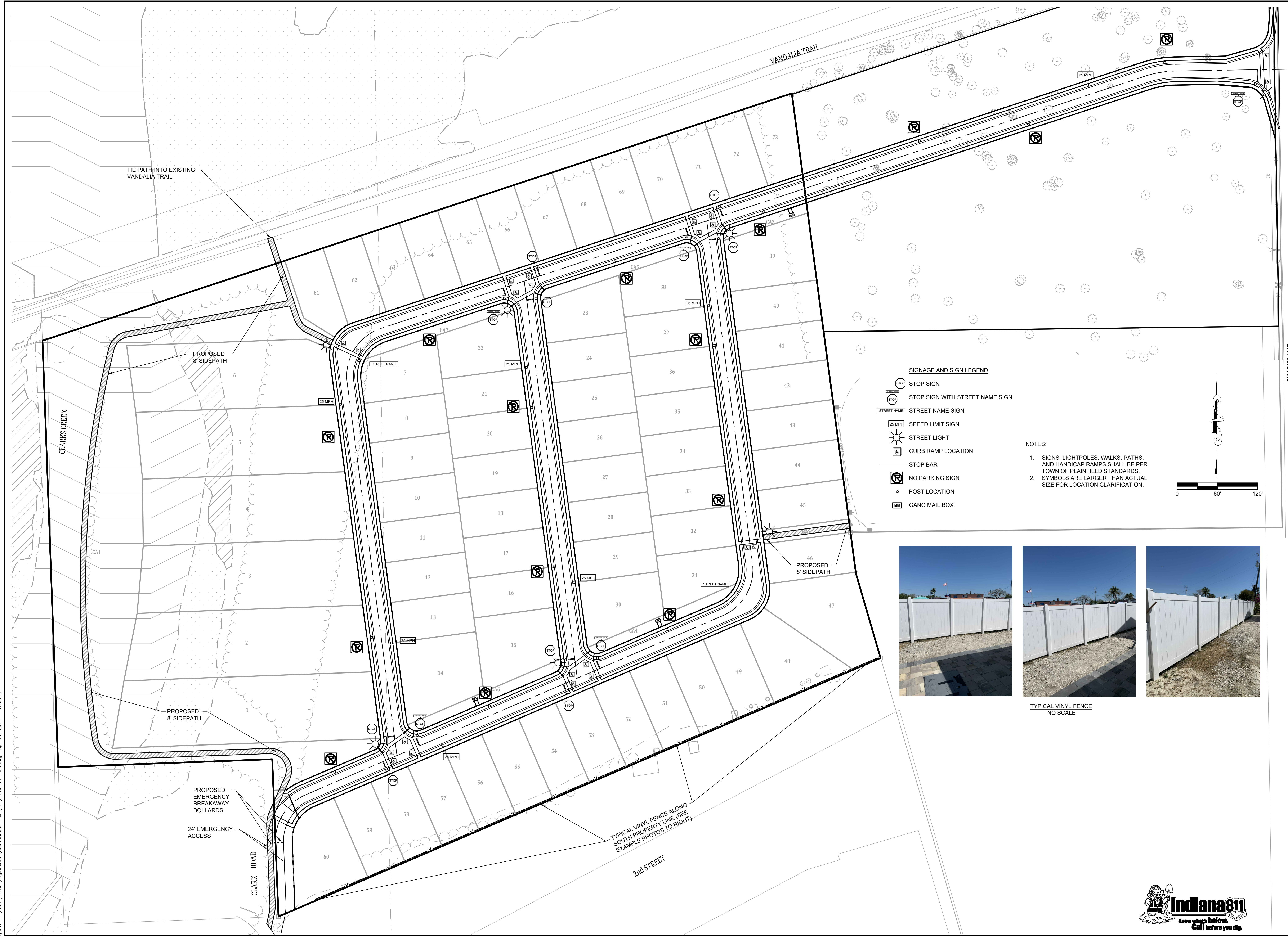
BANNING
 ENGINEERING
 653 COLUMBIA ROAD, SUITE #101
 PLAINFIELD, IN 46166
 BUS: (317) 707-3700 FAX: (317) 707-3800
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 WEB: www.BanningEngineering.com



Project No: 21205
Sheet No:

C105

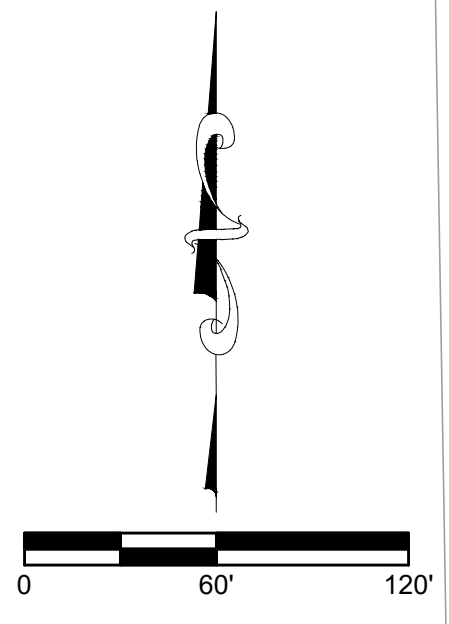
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SIGNAGE AND SIGN LEGEND

- STOP SIGN
- STOP SIGN WITH STREET NAME SIGN
- STREET NAME SIGN
- SPEED LIMIT SIGN
- STREET LIGHT
- CURB RAMP LOCATION
- STOP BAR
- NO PARKING SIGN
- POST LOCATION
- GANG MAIL BOX

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

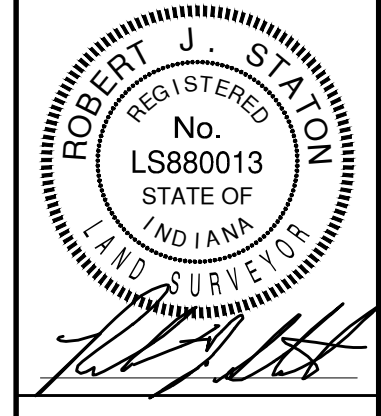


TYPICAL VINYL FENCE
NO SCALE

TYPICAL VINYL FENCE ALONG SOUTH PROPERTY LINE (SEE EXAMPLE PHOTOS TO RIGHT)

Date:	04-14-22
Revisions:	
Design:	PER THE TOWN OF PLAINFIELD COMMENTS
Drawn:	GAF
Checked:	
Scale:	1" = 60'
Date:	03-25-22

SIDEWALK, SIGNAGE, AND LIGHTING PLAN
GREY HAWK PLACE
HICKORY HOLLOW, LLC
PLAINFIELD, INDIANA



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 PLAINFIELD, IN 46168
 BUS: (317) 707-3700 FAX: (317) 707-3800
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Project No: 21205
Sheet No:

