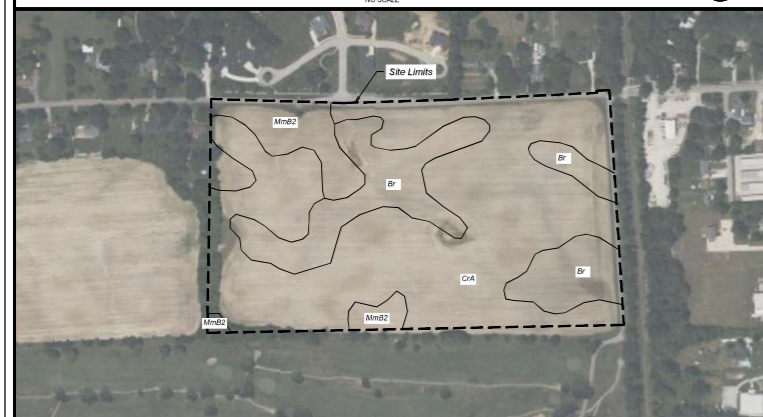
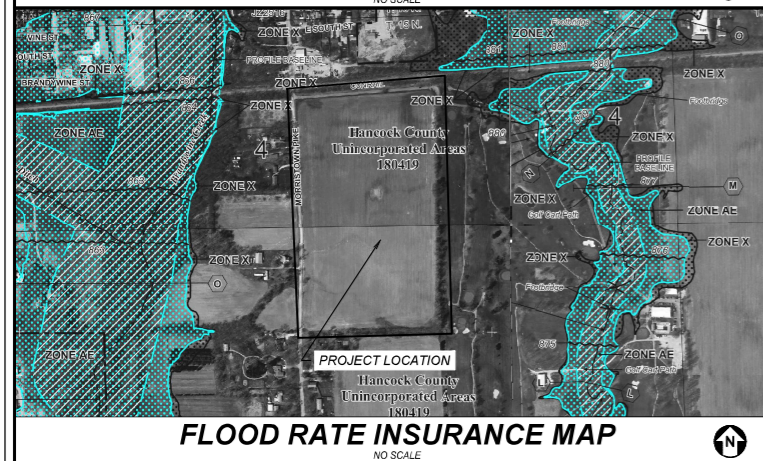


**LOCATION MAP**  
NO SCALE



**SOIL DATA MAP**  
NO SCALE



**FLOOD RATE INSURANCE MAP**  
NO SCALE

**BENCHMARKS**

The topographic data was gathered using standard radial surveying techniques with an Electronic total station and data collector. Elevations on hard surfaces or structures are accurate within 0.05 feet, elevations on natural surfaces are accurate to within 0.1 feet. Contours are plotted based upon interpolation of spot elevations shown hereon and are accurate to generally within one half the contour interval. Originating benchmark established with Trimble GPS Survey grade equipment and Indiana CORS Network. <http://incors.in.gov/default.aspx>  
Elevations (NAVD '88 Horizontal Indiana State Plane East Zone)  
TBM #1 = Point number 2000 Rebar w/ V3 Cap  
Elevation = 881.89' Northing; 1651960.264 Easting; 304139.876  
TBM #2 = Point number 30952; Fire Hydrant Top E. Bonnet Bolt  
Elevation = 888.94' Northing; 1651586.895 Easting; 303200.994  
TBM #3 = Point number 90101; Cut Cross Concrete Path/Walk  
Elevation = 886.04' Northing; 1650369.494 Easting; 303158.162

**OWNER / DEVELOPER**  
WILLIAM ERIC GROUP LLC  
238 North Main Street  
Maxwell, IN 46154  
Contact: Jon Smith  
jonsmith@smithprojects.com

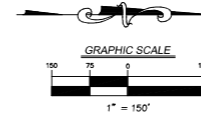
**ENGINEER**  
V3 COMPANIES, Ltd.  
1060 N Capitol Avenue,  
Suite 6-301  
Indianapolis, Indiana 46204  
317.423.0690  
Project Manager: Jim Rinehart  
jrinehart@v3co.com

**SURVEYOR**  
V3 COMPANIES, Ltd.  
171 N Main St,  
Martinsville, IN 46151  
765.600.2501  
Project Manager: Brain Haggard  
bhaggard@v3co.com

**LANDSCAPE ARCHITECT**  
V3 COMPANIES, Ltd.  
1060 N Capitol Avenue,  
Suite 6-301  
Indianapolis, Indiana 46204  
317.423.0690  
Project Manager: Katie Toschlin, PLA  
ktoschlin@v3co.com

# CONSTRUCTION PLANS FOR HAWKS TAIL SUBDIVISION GREENFIELD, INDIANA

THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 15 NORTH,  
RANGE 7 EAST OF THE SECOND PRINCIPAL MERIDIAN,  
CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA



**UTILITY PROVIDER CONTACTS**

**SITE DATA**

PROJECT ACREAGE 36.33 AC  
UNIT COUNT 131 UNITS  
MIN. OPEN SPACE 15%  
PROPOSED DENSITY 3.61 UNITS/ACRE  
FRONT SETBACK 15'  
SIDE YARD SETBACK 6'  
REAR YARD SETBACK 15'

**ELECTRIC**  
GREENFIELD UTILITIES  
10 S STATE STREET  
GREENFIELD, IN 46140  
(765) 477-4350

**CABLE**  
COMCAST CABLE  
**NATURAL GAS**  
CENTERPOINT ENERGY  
(SOUTH)  
1800 W 26TH ST  
MUNCIE, INDIANA 47302  
(765) 287-2119

**SEWER & WATER**  
GREENFIELD UTILITIES  
10 S STATE STREET  
GREENFIELD, IN 46140  
(765) 477-4350

**TELEPHONE**  
NINE STAR CONNECT  
2243 E MAIN ST.  
GREENFIELD, IN 46140  
(317) 326-3131

NINE STAR CONNECT  
2243 E MAIN ST.  
GREENFIELD, IN 46140  
(317) 326-3131

**INDEX**

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**SUPPORTING DOCUMENTS**

1 of 3	ALTA AND TOPOGRAPHIC SURVEY
L1.0-3.0	LANDSCAPE PLAN

**LEGAL DESCRIPTION**

THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SECOND PRINCIPAL MERIDIAN, CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:  
  
BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER AS LOCATED PER SURVEY BY THE PLAT OF THE RIDGES OVER BRANDYWINE SUBDIVISION AS PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 070013468 IN THE OFFICE OF THE RECORDER OF SAID COUNTY; THENCE ALONG THE CENTERLINE OF MORRISTOWN ROAD THE FOLLOWING THREE (3) COURSES: 1) NORTH 01 DEGREE 41 MINUTES 56 SECONDS EAST 545.05 FEET; 2) NORTH 01 DEGREE 44 MINUTES 09 SECONDS WEST 428.56 FEET; 3) NORTH 02 DEGREES 39 MINUTES 22 SECONDS WEST 612.14 FEET TO THE NORTHEAST CORNER OF THE HACKNEY MINOR SUBDIVISION AS PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 201812437 IN SAID COUNTY RECORDS; THENCE SOUTH 86 DEGREES 32 MINUTES 06 SECONDS WEST ALONG THE NORTH LINE THEREOF 9.87 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 01 DEGREE 16 MINUTES 03 SECONDS WEST ALONG SAID WEST LINE 52.40 FEET TO THE SOUTH LINE OF THE PENNSY TRAIL (FORMERLY THE SOUTH RIGHT-OF-WAY LINE OF THE P.C.C. & ST. LOUIS RAILROAD); THENCE NORTH 86 DEGREES 30 MINUTES 02 SECONDS EAST ALONG SAID SOUTH LINE 966.18 FEET; THENCE SOUTH 01 DEGREE 05 MINUTES 37 SECONDS EAST 1,711.78 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 02 MINUTES 37 SECONDS WEST ALONG SAID SOUTH LINE 960.98 FEET TO THE POINT OF BEGINNING, CONTAINING 36.330 ACRES, MORE OR LESS.



**PROFESSIONAL ENGINEER'S CERTIFICATION**

I, JAMES O. RINEHART, A LICENSED PROFESSIONAL ENGINEER OF INDIANA, HEREBY CERTIFY THAT THE CIVIL ENGINEERING PLANS WERE PREPARED ON BEHALF OF WILLIAM ERIC GROUP LLC BY V3 COMPANIES, LTD. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 25TH DAY OF APRIL, A.D. 2025.

*James O. Rinehart*  
INDIANA LICENSED PROFESSIONAL ENGINEER  
MY LICENSE EXPIRES ON NOVEMBER 30, 2025



REVISIONS	
NO.	DATE
DESCRIPTION	
PROJECT NO.: 230291	
PROJECT MANAGER:	JOR
DESIGNED BY:	JOR
DRAWN BY:	PGS

COVER SHEET

HAWKS TAIL SUBDIVISION

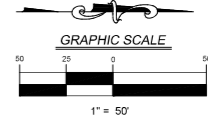
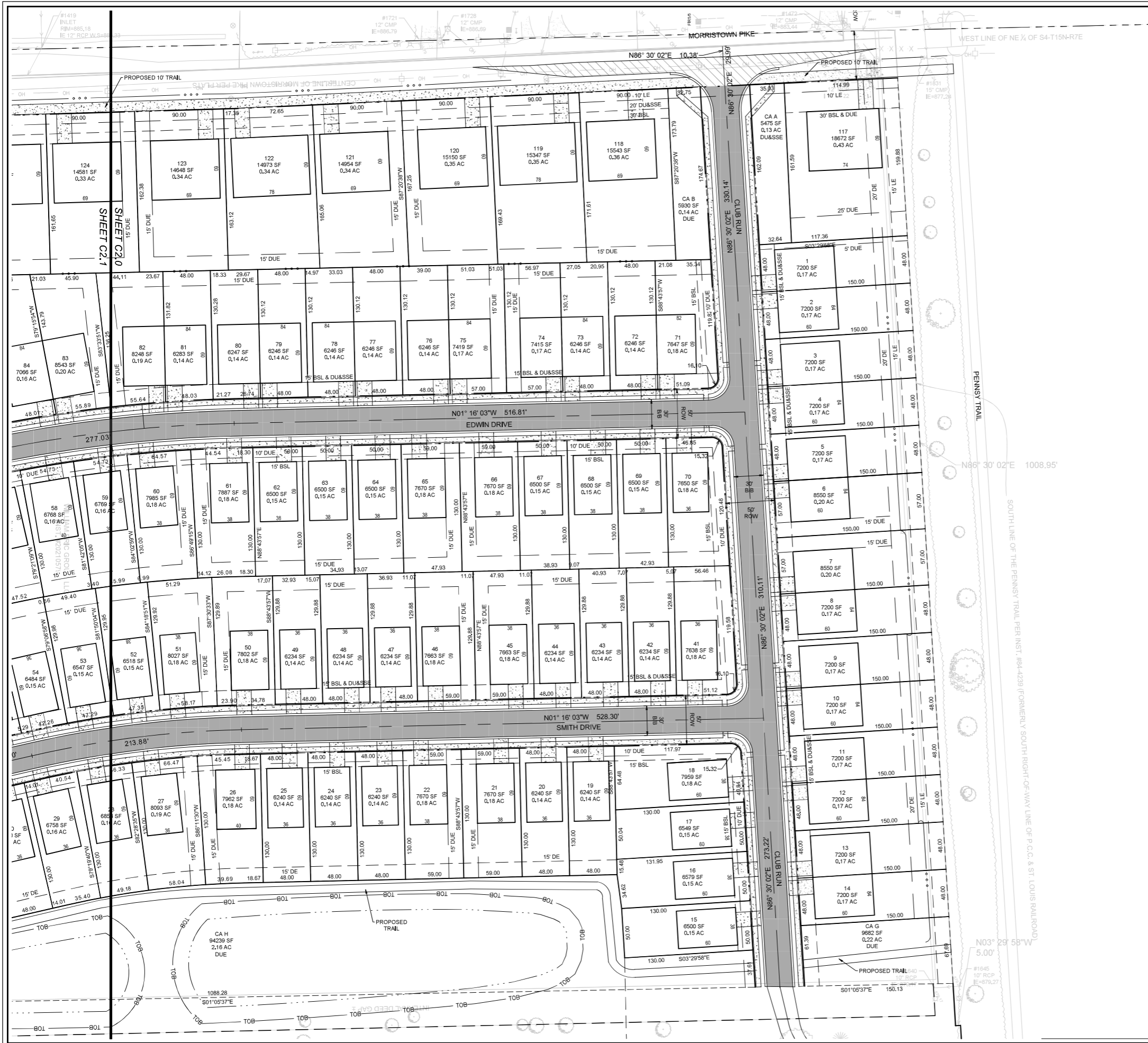
HANCOCK COUNTY, INDIANA

1060 N Capitol Avenue  
Suite 6-301  
Indianapolis, IN 46204  
317.423.0690 phone  
www.v3co.com



DRAWING NO.

C0.0



**SITE LAYOUT PLAN NOTES**

- UTILITY RELOCATIONS REQUIRED BY THE PROJECT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. UTILITY LINE RELOCATIONS REQUIRED FOR ROAD PROJECTS THAT RESULT IN A CONFLICT WITH PROPOSED DEVELOPMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RESOLVE WITH THE UTILITY. EXISTING POLE LINES REQUIRED TO BE RELOCATED SHALL BE RELOCATED TO WITHIN ONE FOOT OF THE PROPOSED RIGHT-OF-WAY LINE.
- DEPTHS OF ALL EXISTING ON-SITE UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION TO CONFIRM THERE ARE NO CONFLICTS WITH OTHER UTILITIES, STORM SEWERS, OR STREETS. ANY CONFLICTS FOUND AFTER THE BEGINNING OF CONSTRUCTION ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- ALL PAVING WITHIN THE EXISTING AND PROPOSED CITY RIGHT-OF-WAY SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF ENGINEERING. THE CONTRACTOR SHALL CONTACT THE DEPARTMENT OF ENGINEERING TO SCHEDULE A PRE-CONSTRUCTION MEETING TO REVIEW THE DEPARTMENT CONSTRUCTION REQUIREMENTS, STAFF NOTIFICATION REQUIREMENTS, REQUIRED INSPECTIONS FOR CERTAIN STAGES OF THE WORK AND TO REVIEW THE AUTHORITY OF THE DEPARTMENT AS IT RELATES TO WORK WITHIN THE EXISTING AND PROPOSED RIGHT-OF-WAY.
- DAMAGE TO THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED/REPAIRED TO THE SATISFACTION OF THE CITY AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR IS ENCOURAGED TO INSPECT THE RIGHT-OF-WAY WITH THE CITY PRIOR TO THE START OF CONSTRUCTION TO DOCUMENT THE EXISTING CONDITION OF THE RIGHT-OF-WAY.
- UNLESS OTHERWISE NOTED, DRIVEWAY WIDTHS ARE 20'-0".
- ADA RAMPS SHALL UTILIZE UNPAINTED CAST IRON DETECTABLE WARNING PLATES.

**SITE PLAN LEGEND**

- PROPOSED BUILDING SETBACK
  - PROPOSED EASEMENT
  - PROPOSED TOP OF BANK
  - PROPOSED POND NORMAL POOL
  - BSL BUILDING SETBACK LINE
  - DE DRAINAGE EASEMENT
  - DUE DRAINAGE & UTILITY EASEMENT
  - DU&SSE DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
  - LE LANDSCAPE EASEMENT
  - LOCAL STREET PAVEMENT SECTION
  - COMMON AREA
  - HANCOCK COUNTY HIGHWAY DEPARTMENT PAVEMENT CROSS SECTION
  - CONCRETE PAVEMENT
- SEE SHEET C0.2 EXISTING LEGEND FOR ADDITIONAL ITEMS

REVISIONS		DESCRIPTION
NO.	DATE	

PROJECT NO. 230291	JOB	PGS
PROJECT MANAGER	JOB	
DESIGNED BY	JOB	
DRAWN BY	JOB	

**SITE PLAN**  
**HAWKS TAIL SUBDIVISION**  
HANCOCK COUNTY CONSTRUCTION DOCUMENTS INDIANA

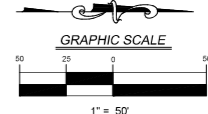
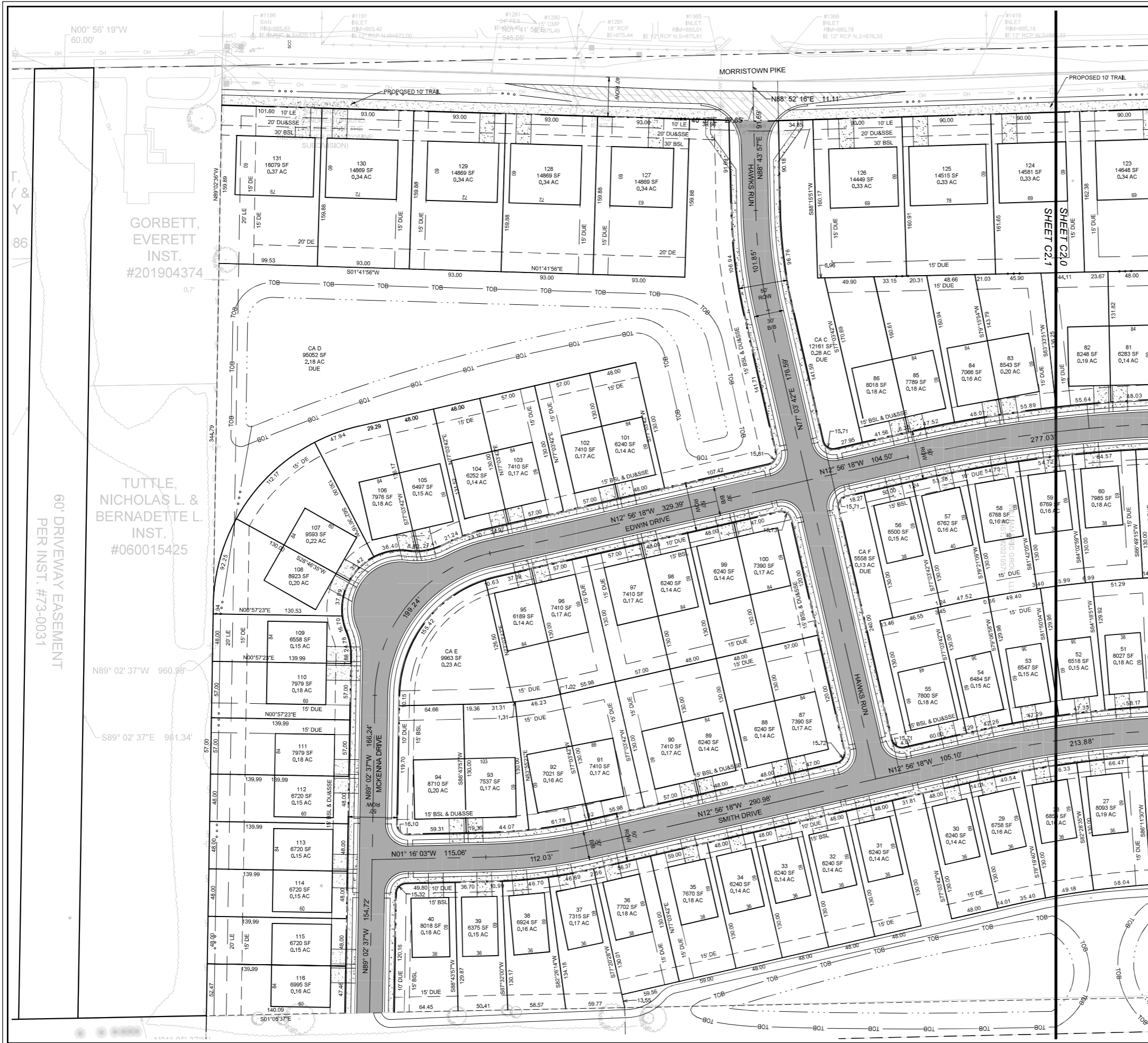
1060 N. Capital Ave.  
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Indianapolis, IN 46204  
317.423.0690 phone  
www.v3co.com

**811**  
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**C2.0**



*[Signature]*



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  - CONCRETE PAVEMENT
- SEE SHEET C0.2 EXISTING LEGEND FOR ADDITIONAL ITEMS

REVISIONS	
NO.	DESCRIPTION

PROJECT NO. 230291	JOB	PGS
PROJECT MANAGER:	DESIGNED BY:	DRAWN BY:

**SITE PLAN**

**HAWKS TAIL SUBDIVISION**

HANCOCK COUNTY CONSTRUCTION DOCUMENTS INDIANA

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Indianapolis, IN 46204  
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*[Signature]*