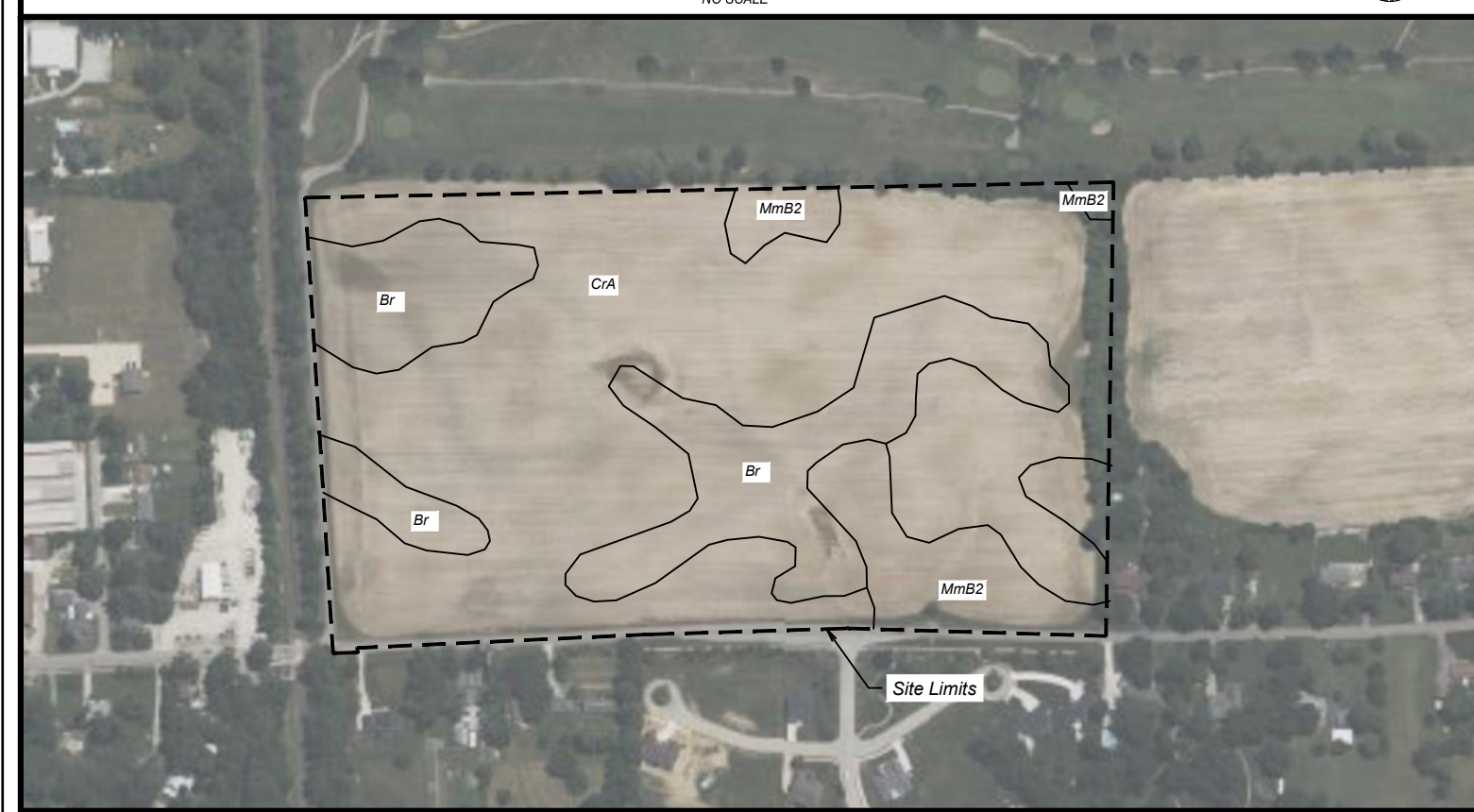


LOCATION MAP



SOIL DATA MAP

SITE DATA

PROJECT ACREAGE	36.33 AC
UNIT COUNT	131 UNITS
MIN. OPEN SPACE	15%
PROPOSED DENSITY	3.61 UNITS/ACRE

STREET LENGTHS

CLUB RUN	954'
EDWIN DRIVE	1327'
HAWKS RUN	719'
MCKENNA DRIVE	421'
SMITH DRIVE	1365'

MINIMUM LOT STANDARDS FOR PUD LOTS

PUD LOTS 1A-7B & 8-109	
MIN. BSL	15'
MIN. DISTANCE BETWEEN BUILDINGS	12'
MIN. SIDE YARD SETBACK	6'
MIN. REAR YARD SETBACK	15'
MIN. LOT WIDTH	48'
MIN. LOT DEPTH	120'

LOTS 110-124 ARE ZONED RESIDENTIAL

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

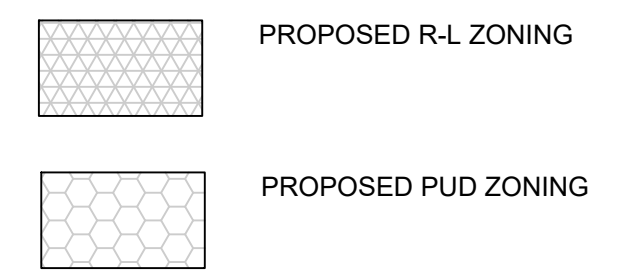
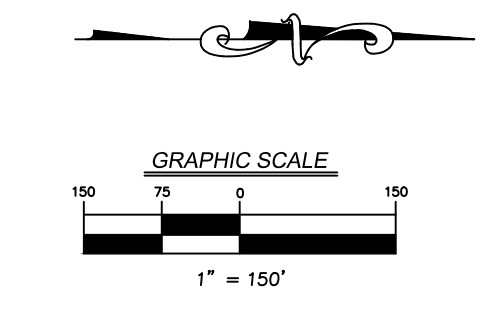
TBM #3 = Point number 90101: Cut Cross Concrete Path/Walk
Elevation = 886.04' Northing: 1650369.494 Easting: 303158.162

PRIMARY PLAT PLANS FOR HAWKS TAIL SUBDIVISION

DOCKET #: _____

GREENFIELD, INDIANA

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



INDEX

CIVIL ENGINEERING PLANS	
0.0	COVER SHEET
1.0	EXISTING CONDITIONS
2.0	OVERALL SITE PLAN
2.1 - 2.2	SITE PLAN

SUPPORTING DOCUMENTS	
ALTA SURVEY	

ELECTRIC
GREENFIELD UTILITIES
451 MEEK STREET
GREENFIELD, IN 46140
(765) 477-4350

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

CABLE
COMCAST CABLE

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

SEWER & WATER
GREENFIELD UTILITIES
451 MEEK STREET
GREENFIELD, IN 46140
(765) 477-4350

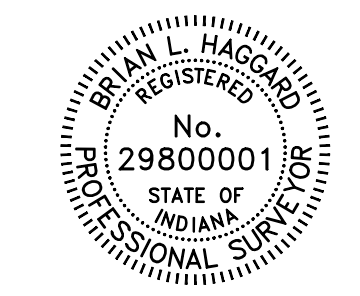
TELEPHONE
NINE STAR CONNECT
2243 E MAIN ST.
GREENFIELD, IN 46140
(317) 326-3131



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



Brain Haggard

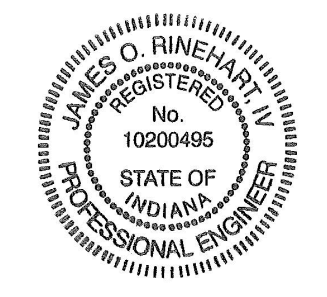
PROFESSIONAL ENGINEER'S CERTIFICATION

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 20TH DAY OF MAY, A.D., 2025.

James O. Rinehart

INDIANA LICENSED PROFESSIONAL ENGINEER
MY LICENSE EXPIRES ON NOVEMBER 30, 2025



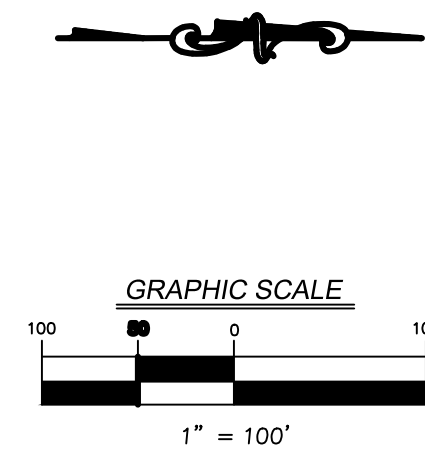
REVISIONS		
NO.	DATE	DESCRIPTION

COVER SHEET
HAWKS TAIL SUBDIVISION
PRIMARY PLAT
GREENFIELD INDIANA

1060 N Capitol Avenue
Suite 6-301
Indianapolis, IN 46204
317.423.0680 phone
www.v3co.com

V3

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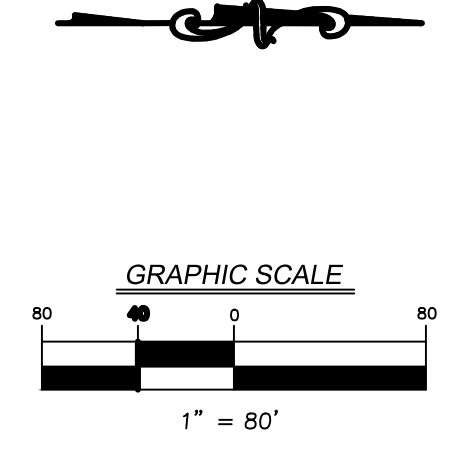
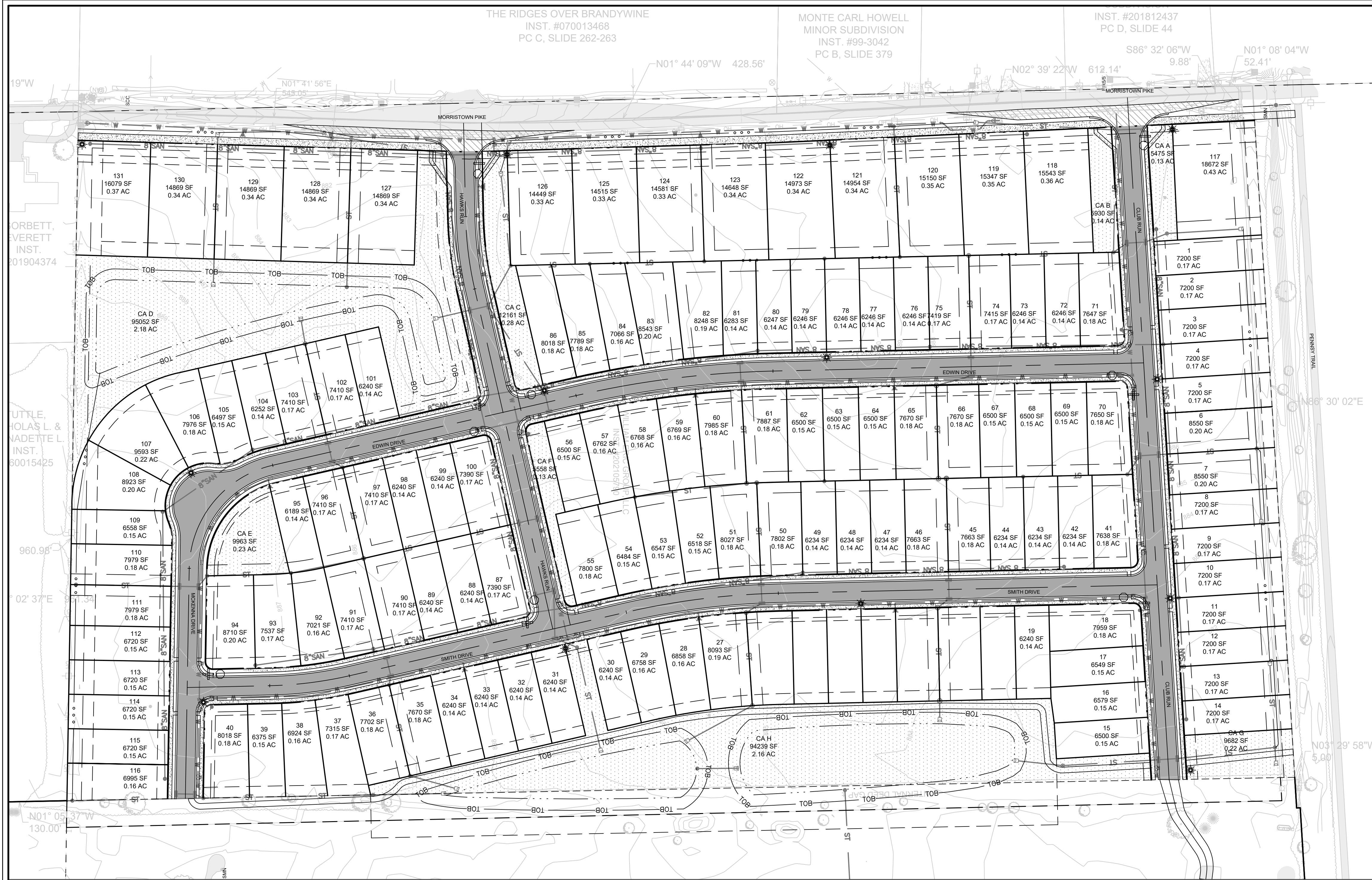
EXISTING LEGEND:

- SUBJECT PROPERTY LINE
- - - SUBJECT PROPERTY RIGHT-OF-WAY
- - - RIGHT-OF-WAY
- - - RAILROAD RIGHT-OF-WAY
- - - TIE LINE
- - - CITY/COUNTY/STATE DELINEATOR
- - - EASEMENT LINE
- - - 000 EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- - - EXISTING GRAVEL
- - - TREE LINE
- - - CHAIN LINK FENCE
- - - IRON FENCE
- - - SILT FENCE
- - - SF WOOD FENCE
- - - WIRE FENCE
- - - X WOVEN WIRE FENCE
- - - EXISTING ASPHALT
- - - EXISTING CONCRETE
- - - EXISTING GRAVEL
- - - EXISTING RIP RAP
- - - EXISTING OVERHEAD ELECTRIC
- - - EXISTING OVERHEAD TELEPHONE
- - - EXISTING OVERHEAD WIRE
- - - EXISTING OVERHEAD CABLE TV
- - - UNDERGROUND CABLE TV CONDUIT
- - - UNDERGROUND CABLE TV
- - - UNDERGROUND CABLE TV FIBER
- - - UNDERGROUND ELECTRIC
- - - EXISTING UNDERGROUND GAS
- - - UNDERGROUND STORM DRAIN
- - - UNDERGROUND SANITARY
- - - EXISTING UNDERGROUND FIBER OPTIC
- - - UNDERGROUND WATER

BOUNDARY/CONTROL

- ⊕ BENCHMARK
- ⊙ STORM DRAINAGE
- ⊙ STORM DRAIN MANHOLE
- ⊙ STORM JUNCTION BOX
- ⊙ CATCH BASIN
- ⊙ CURB INLET
- ⊙ YARD INLET(CIRCULAR)
- ⊙ YARD INLET(SQUARE)
- ⊙ UTILITY-SANITARY SEWER
- ⊙ SANITARY SEWER MANHOLE
- ⊙ CLEANOUT
- ⊙ UTILITY-ELECTRIC
- ⊙ ELECTRIC POLE
- ⊙ UTILITY POLE
- ⊙ GUY POLE
- ⊙ LIGHT POLE
- ⊙ ELECTRIC TRANSFORMER
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC HANDHOLE
- ⊙ ELECTRIC PEDESTAL
- ⊙ GUY WIRE ANCHOR
- ⊙ UTILITY-WATER
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ WATER MANHOLE
- ⊙ UTILITY-GAS
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ UTILITY-FIBER OPTIC
- ⊙ FIBER OPTIC HANDHOLE
- ⊙ FIBER OPTIC MANHOLE
- ⊙ UTILITY-TELEPHONE
- ⊙ TELEPHONE POLE
- ⊙ TELEPHONE PEDESTAL
- ⊙ TELEPHONE HANDHOLE
- ⊙ UTILITY-CABLE
- ⊙ CABLE TV PEDESTAL
- ⊙ CABLE TV HANDHOLE
- ⊙ UTILITY-UNKNOWN
- ⊙ UTILITY HANDHOLE
- ⊙ UTILITY VAULT
- ⊙ MISCELLANEOUS
- ⊙ BUSH
- ⊙ TREE(DECIDUOUS)
- ⊙ TREE(CONIFER)

EXISTING CONDITIONS		HAWKS TAIL SUBDIVISION		INDIANA
GREENFIELD		PRIMARY PLAT		INDIANA
PROJECT NO.:	230291	DESIGNED BY:	JR	DRAWN BY:
PROJECT MANAGER:	JR	DESIGNED BY:	JR	DRAWN BY:
ORIGINAL ISSUE DATE:	05/20/2025	PROJECT MANAGER:	JR	DRAWN BY:
NO.:		NO.:		NO.:
DESCRIPTION:		DESCRIPTION:		DESCRIPTION:
1060 N Capitol Avenue Suite 6-301 Indianapolis, IN 46204 317.423.0650 phone www.v3co.com				
DRAWING NO.				
1.0				



LEGAL DESCRIPTION

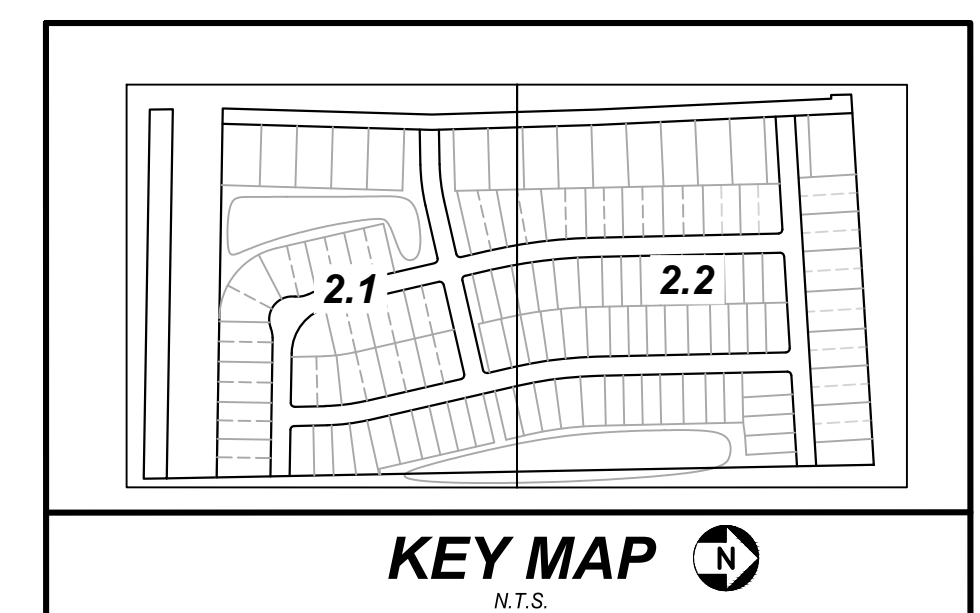
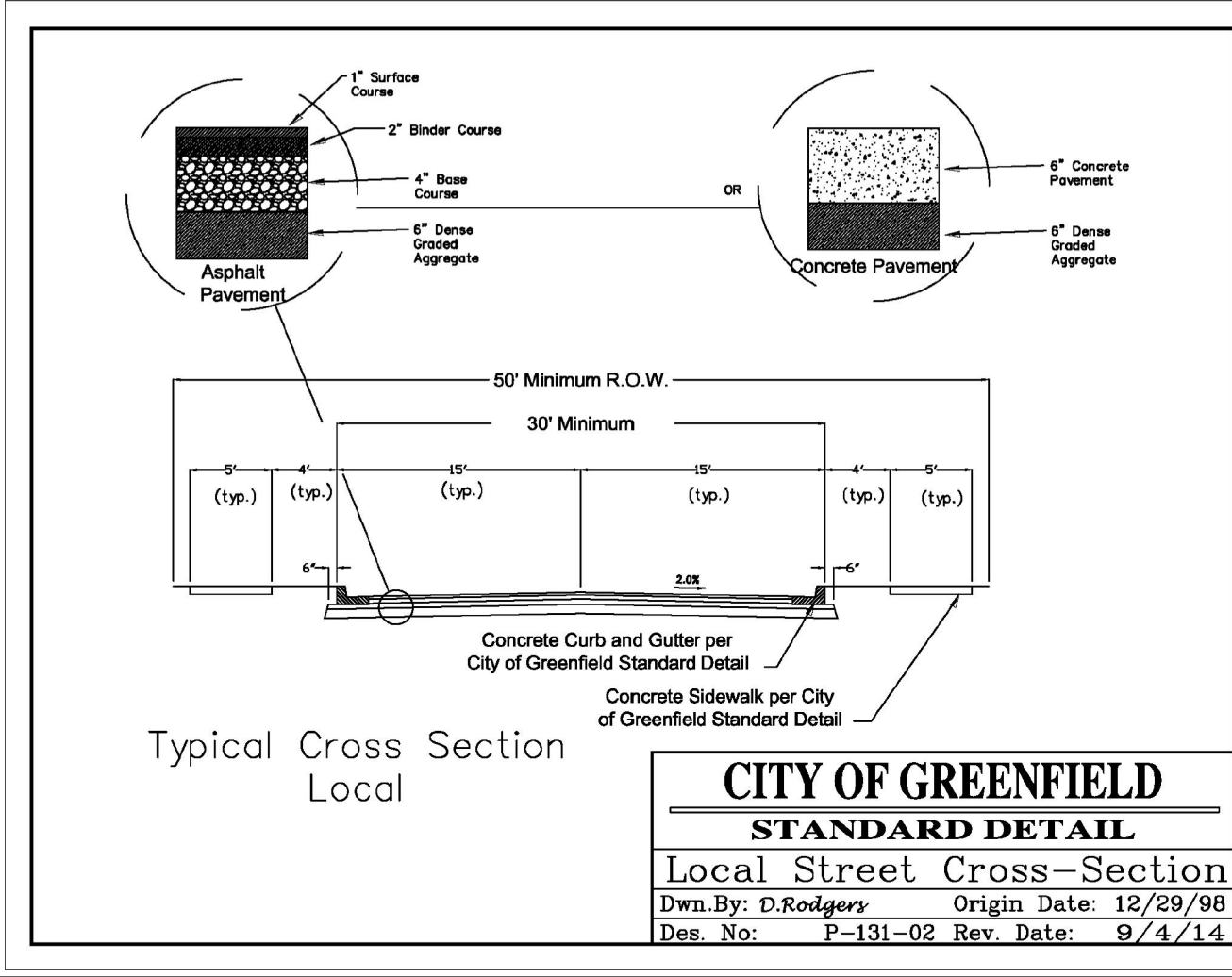
THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 15 NORTH, RANGE 7 EAST OF THE SECOND PRINCIPAL MERIDIAN, CENTER TOWNSHIP, HANCOCK COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

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.

OPEN SPACE SUMMARY (COMMON AREA)	
CA "A"	5,475 SF
CA "B"	5,930 SF
CA "C"	12,161 SF
CA "D"	95,052 SF
CA "E"	9,963 SF
CA "F"	5,558 SF
CA "G"	9,682 SF
CA "H"	94,239 SF
TOTAL SQUARE FOOTAGE	238,060 SF
TOTAL ACREAGE	5.47 AC

NOTES:

- STREET TRAFFIC SIGNS WILL BE PROVIDED PER TOWN OF GREENFIELD REQUIREMENTS.



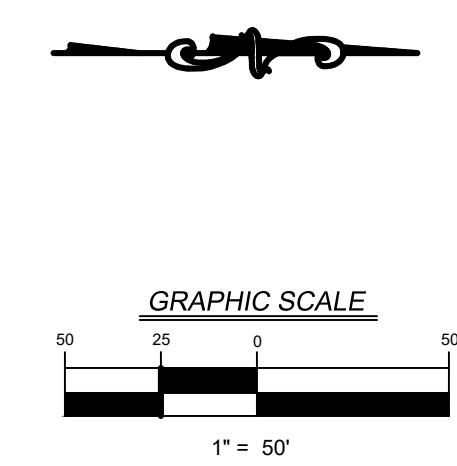
REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT NO.: 230291
 ORIGINAL ISSUE DATE: 05/20/2025
 PROJECT MANAGER: JR
 DESIGNED BY: JR
 DRAWN BY: GKB

OVERALL SITE PLAN
HAWKS TAIL SUBDIVISION
 GREENFIELD INDIANA
 PRIMARY PLAT

1060 N. Capitol Avenue
 Suite 6-301
 Indianapolis, IN 46204
 317.423.0680 phone
 www.v3co.com

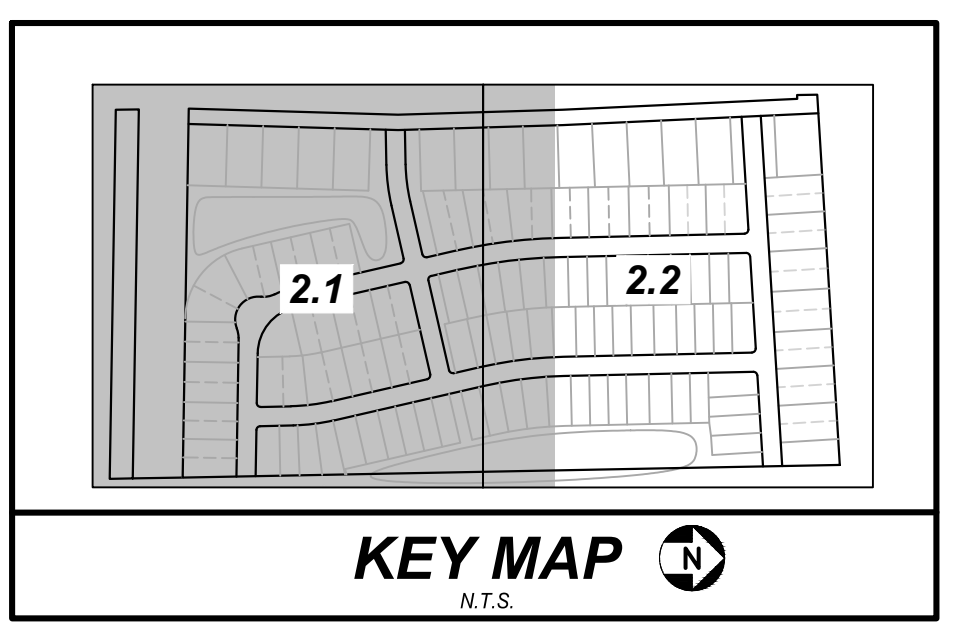
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LEGEND

	RIGHT-OF-WAY LINE
	PROPERTY LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	CENTERLINE
	PROPOSED POND NORMAL POOL
	PROPOSED POND TOP OF BANK
	PROPOSED CONTOUR
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	STORM STRUCTURE
	SANITARY STRUCTURE
	FIRE HYDRANT
	STREETLIGHT
	LOCAL STREET SECTION
	OPEN SPACE / COMMON AREA
	MINOR ARTERIAL STREET SECTION
	CONCRETE SIDEWALK
	BSL BUILDING SETBACK LINE
	DE DRAINAGE EASEMENT
	DUE DRAINAGE & UTILITY EASEMENT
	DU&SSE DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
	LE LANDSCAPE EASEMENT

- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURB AND GUTTER SHALL BE CONCRETE ROLL CURB AND GUTTER UNLESS OTHERWISE NOTED.
 3. ALL CURB RETURNS TO BE 25', UNLESS OTHERWISE NOTED.
 4. LOT WIDTHS ARE A MINIMUM OF 50' AT THE BUILDING SETBACK LINES EXCEPT AS NOTED.



REVISIONS	
NO.	DESCRIPTION

PROJECT NO.:	230291
PROJECT MANAGER:	JR
DESIGNED BY:	JR
DRAWN BY:	GKB

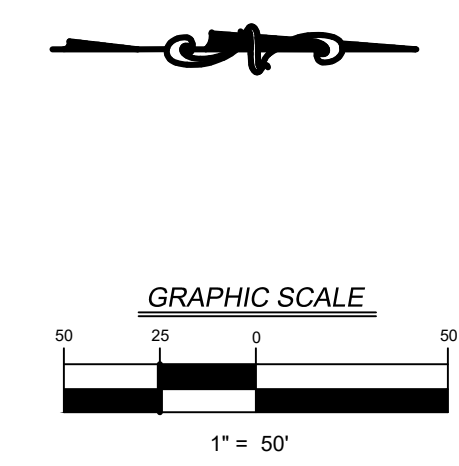
ORIGINAL ISSUE DATE:	05/20/2025	
NO.	DATE	DESCRIPTION

SITE PLAN - AREA 1	
HAWKS TAIL SUBDIVISION	
GREENFIELD	INDIANA
PRIMARY PLAT	

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DRAWING NO.
2.1

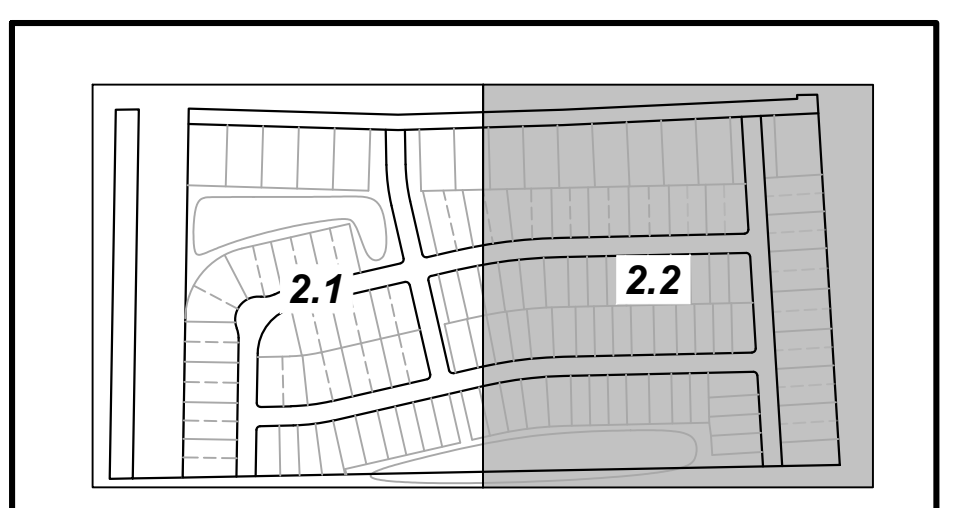


MATCH LINE SEE 2.1



- LEGEND**
- RIGHT-OF-WAY LINE
 - PROPERTY LINE
 - EASEMENT LINE
 - BUILDING SETBACK LINE
 - CENTERLINE
 - PROPOSED POND NORMAL POOL
 - TOB
 - TOB
 - PROPOSED POND TOP OF BANK
 - PROPOSED CONTOUR
 - SAN
 - SAN
 - ST
 - ST
 - WATER MAIN
 - STORM STRUCTURE
 - SANITARY STRUCTURE
 - FIRE HYDRANT
 - STREETLIGHT
 - LOCAL STREET SECTION
 - OPEN SPACE / COMMON AREA
 - MINOR ARTERIAL STREET SECTION
 - CONCRETE SIDEWALK
 - FSB
 - FSB
 - RSB
 - RSB
 - SSB
 - SSB
 - D&UE
 - D&UE
 - LE
 - LE
 - FRONT YARD SETBACK
 - REAR YARD SETBACK
 - SIDE YARD SETBACK
 - DRAINAGE AND UTILITY EASEMENT
 - LANDSCAPE EASEMENT

- NOTES:**
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL CURB AND GUTTER SHALL BE CONCRETE ROLL CURB AND GUTTER UNLESS OTHERWISE NOTED.
 3. ALL CURB RETURNS TO BE 25', UNLESS OTHERWISE NOTED.
 4. LOT WIDTHS ARE A MINIMUM OF 50' AT THE BUILDING SETBACK LINES EXCEPT AS NOTED.



KEY MAP
N.T.S.

REVISIONS	
NO.	DATE

PROJECT NO.:	230291	ORIGINAL ISSUE DATE:	05/20/2025
PROJECT MANAGER:	JR	DESIGNED BY:	JR
DRAWN BY:	GKB		

SITE PLAN - AREA 2	INDIANA
HAWKS TAIL SUBDIVISION	GREENFIELD
PRIMARY PLAT	

1060 N Capitol Avenue Suite 6-301 Indianapolis, IN 46204 317.423.0650 phone www.v3co.com	
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2.2	