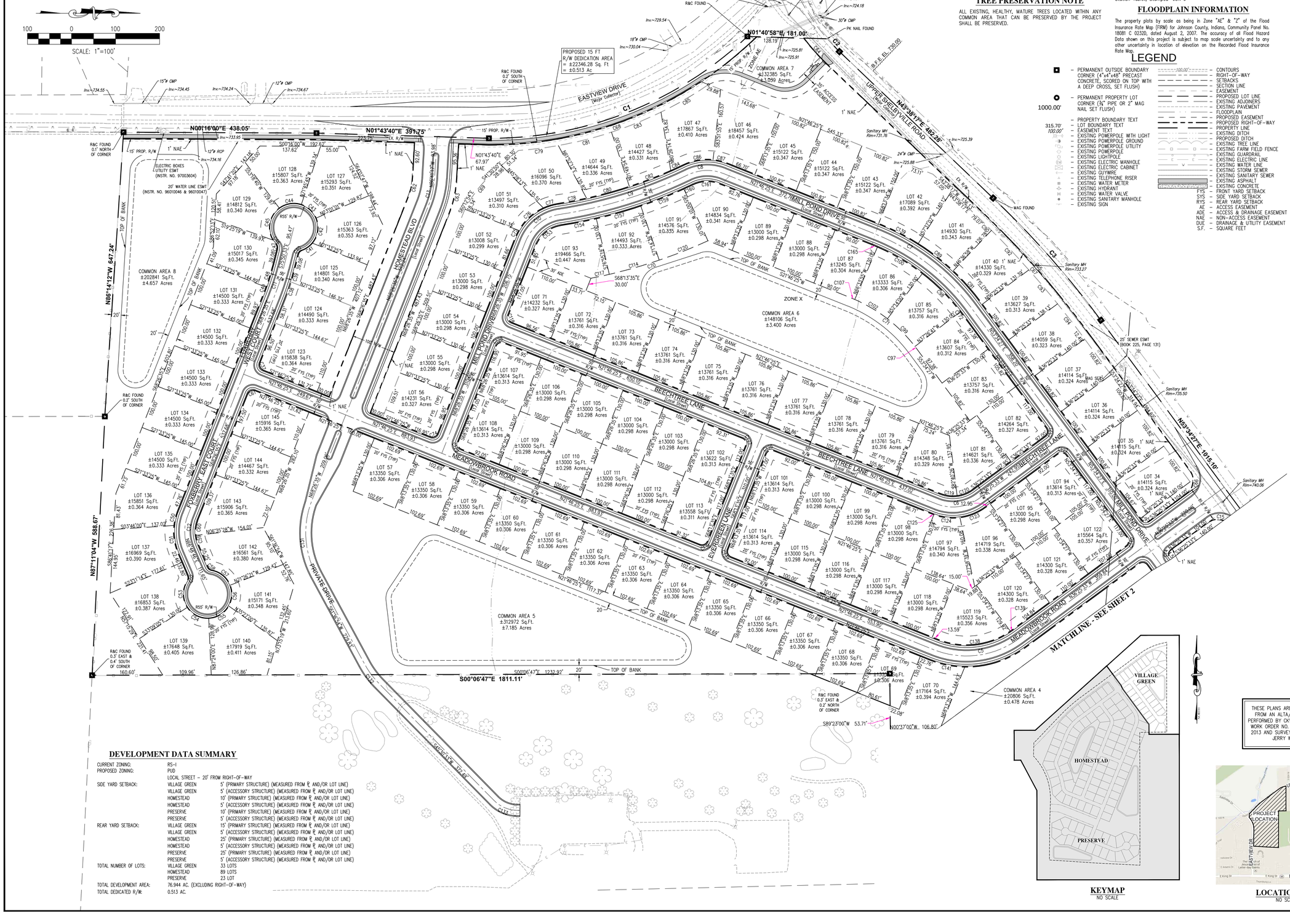
PRELIMINARY PLAT
HOMESTEADS AT HILLVIEW

SHEET 1 of 2



DEVELOPMENT DATA SUMMARY

CURRENT ZONING:	RS-I	
PROPOSED ZONING:	PUD	
	LOCAL STREET – 20' FROM RIGHT-OF-WAY	
SIDE YARD SETBACK:	VILLAGE GREEN	5' (PRIMARY STRUCTURE) (MEASURED FROM ℄ AND/OR LOT LINE)
	VILLAGE GREEN	5' (ACCESSORY STRUCTURE) (MEASURED FROM ℄ AND/OR LOT LINE)
	HOMESTEAD	10' (PRIMARY STRUCTURE) (MEASURED FROM ℄ AND/OR LOT LINE)
	HOMESTEAD	5' (ACCESSORY STRUCTURE) (MEASURED FROM ℄ AND/OR LOT LINE)
	PRESERVE	10' (PRIMARY STRUCTURE) (MEASURED FROM ℄ AND/OR LOT LINE)
	PRESERVE	5' (ACCESSORY STRUCTURE) (MEASURED FROM ℄ AND/OR LOT LINE)
REAR YARD SETBACK:	VILLAGE GREEN	15' (PRIMARY STRUCTURE) (MEASURED FROM ℄ AND/OR LOT LINE)
	VILLAGE GREEN	5' (ACCESSORY STRUCTURE) (MEASURED FROM ℄ AND/OR LOT LINE)
	HOMESTEAD	25' (PRIMARY STRUCTURE) (MEASURED FROM ℄ AND/OR LOT LINE)
	HOMESTEAD	5' (ACCESSORY STRUCTURE) (MEASURED FROM ℄ AND/OR LOT LINE)
	PRESERVE	25' (PRIMARY STRUCTURE) (MEASURED FROM ℄ AND/OR LOT LINE)
	PRESERVE	5' (ACCESSORY STRUCTURE) (MEASURED FROM ℄ AND/OR LOT LINE)
TOTAL NUMBER OF LOTS:	VILLAGE GREEN	33 LOTS
	HOMESTEAD	89 LOTS
	PRESERVE	23 LOT
TOTAL DEVELOPMENT AREA:	76.944 AC. (EXCLUDING RIGHT-OF-WAY)	
TOTAL DEDICATED R/W:	0.513 AC.	

GENERAL NOTES

1. During construction of individual lots the contractor shall take care to repair any exposed existing field tile and ensure continued positive drainage.
2. Wells and septic systems shall be abandoned per all federal, state, and local regulations. A representative from the Johnson County Health Department shall be present during removal operations. Contractor shall be responsible for all hazardous material testing and removal (if deemed necessary) for the existing structures.

TREE PRESERVATION NOTE

ALL EXISTING, HEALTHY, MATURE TREES LOCATED WITHIN ANY COMMON AREA THAT CAN BE PRESERVED BY THE PROJECT SHALL BE PRESERVED.

BENCHMARK INFORMATION

BENCHMARK – JON 6 – ELEVATION 721.534 FEET
In Johnson County, Franklin Quadrangle, in the Southeast Quarter of Section 14, Township 12 North, Range 4 East, Second Principal Meridian; at Franklin; 0.2 North along Forsythe Street from its intersection with State Road 44 to an electric tower; set in the top of the Southwest Concrete support of the electric power take off tower, 110 feet East of the centerline of Forsythe Street, 50 feet South of Hurricane Creek, 1.0 foot above the ground; an Indiana Flood Control and Water Resources Commission Brass Control Station Tablet, Stamped "JON 6"

FLOODPLAIN INFORMATION

The property plots by scale as being in Zone "AE" & "Z" of the Flood Insurance Rate Map (FIRM) for Johnson County, Indiana, Community Panel No. 18081 C 0232D, dated August 2, 2007. The accuracy of all Flood Hazard Data shown on this project is subject to map scale uncertainty and to any other uncertainty in location of elevation on the Recorded Flood Insurance Rate Map.

LEGEND

- PERMANENT OUTSIDE BOUNDARY CORNER ("4"x4"x48" PRECAST CONCRETE, SCORED ON TOP WITH A DEEP CROSS, SET FLUSH)
- PERMANENT PROPERTY LOT CORNER (¾" PIPE OR 2" MAG NAIL SET FLUSH)
- 1000.00' PROPERTY BOUNDARY TEXT
- 315.70' LOT BOUNDARY TEXT
- 100.00' EASEMENT TEXT
- EXISTING POWERPOLE WITH LIGHT
- EXISTING POWERPOLE GROUND
- EXISTING POWERPOLE UTILITY
- EXISTING POWERPOLE
- EXISTING LIGHTPOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC CABINET
- EXISTING GUYWIRE
- EXISTING TELEPHONE RISER
- EXISTING WATER METER
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- EXISTING SIGN

- CONTOURS
- RIGHT-OF-WAY
- SETBACKS
- SECTION LINE
- EASEMENT
- PROPOSED LOT LINE
- EXISTING ADJOINERS
- EXISTING PAVEMENT
- FLOODPLAIN
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPERTY LINE
- EXISTING DITCH
- PROPOSED DITCH
- EXISTING TREE LINE
- EXISTING FARM FIELD FENCE
- EXISTING GUARDRAIL
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING ASPHALT
- EXISTING CONCRETE

FYS – FRONT YARD SETBACK
SYS – SIDE YARD SETBACK
RYS – REAR YARD SETBACK
AE – ACCESS EASEMENT
ADE – ACCESS & DRAINAGE EASEMENT
NAE – NON-ACCESS EASEMENT
DUE – DRAINAGE & UTILITY EASEMENT
S.F. – SQUARE FEET

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA

LEGAL DESCRIPTION
HILLVIEW PROPERTY

CURRENT ZONING: RESIDENTIAL SUBURBAN ONE (RS–1)
LAND DESCRIPTION: INSTRUMENT NUMBER 97013506

Part of the Southeast Quarter of Section 12 and part or the Northeast Quarter of Section 13, all in Township 12 North, Range 4 East of the Second Principal Meridian in Johnson County, Indiana, described as follows:

Beginning at stone found at the Northeast corner of the Northeast Quarter of the Northeast Quarter of the said Section 13; thence South 00 degrees 07 minutes 53 seconds East on and along the East line thereof 432.04 feet; thence South 89 degrees 23 minutes 00 seconds West 476.12 feet to an iron rod found; thence South 00 degrees 06 minutes 47 seconds East 1811.11 feet to an iron rod found; thence North 87 degrees 11 minutes 04 seconds West 588.67 feet to an iron rod found; thence North 86 degrees 14 minutes 12 seconds West 647.24 feet to an iron rod found at the East right-of-way line of Eastview Drive; thence North 00 degrees 16 minutes 00 seconds East on and along the said East right-of-way line 438.05 feet to a right-of-way fence post; thence North 01 degree 43 minutes 40 seconds East on and along the said right-of-way line 391.75 feet to an iron rod set; thence Northwesterly on and along the said right-of-way line on a curve to the left which has a radius of 850.0 feet a curved distance of 646.40 feet, said arc being subtended by a chord bearing North 21 degrees 31 minutes 10 seconds West 630.94 feet to an iron rod set; thence North 01 degree 40 minutes 58 seconds East on and along the said right-of-way line 181.00 feet to a "P–K" nail set in the centerline of Upper Shelbyville Road; thence Northeasterly on and along the said centerline on a curve to the left which has a radius of 450.00 feet a curved distance of 40.32 feet, said arc being subtended by a chord bearing North 46 degrees 12 minutes 19 seconds East 40.31 feet; thence North 43 degrees 38 minutes 17 seconds East on and along the said centerline 482.28 feet to the beginning of a tangent curve; thence Northeasterly on and along the said centerline on a curve to the right which has a radius of 2136.39 feet a curved distance of 370.49 feet, said arc being subtended by a chord bearing North 48 degrees 36 minutes 22 seconds East 370.22 feet; thence North 53 degrees 34 minutes 27 seconds East on and along the said centerline 343.77 feet to a "P–K" nail set; thence South 36 degrees 18 minutes 33 seconds East 200.00 feet; thence North 53 degrees 34 minutes 27 seconds East 218.13 feet; thence North 30 degrees 18 minutes 33 seconds West 200.00 feet to a "P–K" nail set in the centerline of Upper Shelbyville Road; thence North 53 degrees 34 minutes 27 seconds East on and along said centerline 453.20 feet to the beginning point of a tangent curve; thence Northeasterly on and along the said centerline on a curve to the right which has a radius of 772.90 feet a curved distance of 323.41 feet, said arc being subtended by a chord bearing North 65 degrees 33 minutes 41 seconds East 321.05 feet; thence North 77 degrees 32 minutes 55 seconds East on and along the said centerline 63.16 feet; thence South 00 degrees 04 minutes 54 seconds West 791.25; thence South 00 degrees 13 minutes 11 seconds East 433.11 feet to the Point of Beginning, Containing 79.38 Acres, more or less.

CONTAINING 79.38 ACRES, MORE OR LESS, and being subject to all legal easements, rights of way or restrictions of record or observable.

ALSO, BEING PART THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA, more particularly described as follows:

Commencing at a stone found at the Northeast corner of the Northeast Quarter of the said Section 13; Thence South 00 degrees 07 minutes 53 seconds East on and along the East line thereof 432.04 feet; Thence South 89 degrees 23 minutes 00 seconds West 107.81 feet to an iron rod found at the Southeast corner of a tract of land owned by Franklin Community School as shown on an A.L.T.A./A.C.S.M. Survey prepared by CKW Land Surveying, Inc. performed by Jeffery Kondy, Indiana Land Surveyor No. LS20100068 and dated June 7, 2013; Thence continuing South 89 degrees 23 minutes 00 seconds West, 295.42 feet to the PLACE OF BEGINNING; Thence South 21 degrees 46 minutes 25 seconds West, 195.52 feet to a place on a East line of said lands; Thence North 00 degree 06 minutes 47 seconds West, along a East line of said lands, 180.78 feet to a corner of said lands; Thence North 89 degrees 23 minutes 00 seconds East, along a South line of said lands, 72.89 feet to the PLACE OF BEGINNING.

CONTAINING 0.151 ACRES OR (6588 SQUARE FEET), more or less, and being subject to all legal easements, rights of way or restrictions of record or observable.

I, TRENT E. NEWPORT, a Registered Land Surveyor in the State of Indiana, do hereby certify this description was based on an unrecorded ALTA/ACSM Survey provided by the client and performed by Jeffrey J. Kondy, LS20100068 with CKW Land Surveying, Inc. dated June 7, 2013 as Work Order No. 130100. I further certify that to the best of my belief and knowledge this description is in accordance with Title 865, Article 1, Rule 12 of the Indiana Administrative Code.

TRENT E. NEWPORT
INDIANA LAND SURVEYOR
NO. LS 29600021

I affirm under penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.
Trent E. Newport

REGISTERED LAND SURVEYOR — TRENT E. NEWPORT — No. LS 29600021 — STATE OF INDIANA

THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY CKW LAND SURVEYING, INC. WITH WORK ORDER NO. 130100 AND DATED JUNE 7, 2013 AND SURVEY INFORMATION PROVIDED BY JERRY WIGGINS SURVEYING.

KEYMAP
NO SCALE

LOCATION MAP
NO SCALE

OWNER
JOHN E. GRIMMER LIVING TRUST
7502 S. SUSAN LANE
TRAFALGAR, IN 46184
PHONE: (317) 691–3515
CONTACT: JOHN E. GRIMMER
EMAIL: johng@angienergy.com

DEVELOPER
HOMESTEAD DEVELLOPERS, LLC
c/o N G PERKINS CO. BUILDERS
1521 W. DEMAREE ROAD
GREENWOOD, IN 46143
PHONE: (317) 691–3515
CONTACT: JOHN GRIMMER/GENE PERKINS
EMAIL: johng@angienergy.com/geneperkins1@gmail.com

SURVEYOR
CROSSROAD ENGINEERS, PC
3417 SHERMAN DRIVE
BEECH GROVE, IN 46107
PHONE: (317)780–1555
FAX: (317)780–6525
CONTRACT: TRENT E. NEWPORT
EMAIL: tnewport@crossroadengineers.com

PRELIMINARY PLAT
HOMESTEADS AT HILLVIEW

SHEET 2 of 2

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C1	646.40'	850.00'	N21°31'10"W	630.94'
C2	40.32'	450.00'	N46°12'19"E	40.31'
C3	370.49'	2136.39'	N48°36'22"E	370.02'
C4	323.40'	772.90'	N65°33'41"E	321.05'
C5	203.15'	200.00'	N07°19'34"W	194.53'
C6	101.58'	100.00'	N07°19'34"W	97.27'
C7	277.51'	500.00'	N37°40'26"E	273.96'
C8	82.81'	100.00'	N01°56'54"W	80.46'
C9	306.33'	1035.00'	N17°11'30"W	305.21'
C10	104.25'	100.00'	N38°34'40"W	99.59'
C11	64.57'	500.00'	S72°08'34"E	64.53'
C12	78.09'	100.00'	N89°11'06"E	76.12'
C13	63.69'	200.00'	N77°33'56"W	63.42'
C14	20.42'	13.00'	N81°25'33"W	18.38'
C15	59.69'	38.00'	N08°34'27"E	53.74'
C16	306.67'	732.89'	N65°33'42"E	304.43'
C17	300.39'	717.90'	S65°33'43"W	298.20'
C18	12.71'	13.00'	S25°33'41"W	12.21'
C19	11.61'	55.00'	S03°35'50"W	11.59'
C20	65.60'	55.00'	S43°48'59"W	61.78'
C21	42.28'	55.00'	N79°59'20"W	41.25'
C22	42.28'	55.00'	N35°56'25"W	41.25'
C23	42.28'	55.00'	N08°06'30"E	41.25'
C24	72.12'	55.00'	N67°41'54"E	67.06'
C25	4.16'	55.00'	S72°34'05"E	4.16'
C26	12.71'	13.00'	N81°35'13"E	12.21'
C27	31.52'	717.90'	N54°49'56"E	31.52'
C28	107.79'	717.90'	N60°23'30"E	107.69'
C29	161.07'	717.90'	N71°07'19"E	160.73'
C30	20.42'	13.00'	N08°34'27"E	18.38'
C31	27.39'	20.00'	N75°39'26"W	25.30'
C32	27.33'	55.00'	S79°20'43"W	27.05'
C34	58.67'	55.00'	N87°54'12"E	55.93'
C35	24.11'	55.00'	S48°58'54"E	23.91'
C36	20.42'	13.00'	S81°25'33"E	18.38'
C37	20.37'	13.00'	S66°39'55"W	18.35'
C38	41.73'	525.00'	N70°43'12"W	41.72'
C39	26.07'	525.00'	N74°25'11"W	26.07'
C40	12.71'	13.00'	N47°49'47"W	12.21'
C41	29.00'	55.00'	N34°55'14"W	28.66'
C42	60.47'	55.00'	N81°31'14"W	57.47'
C43	46.79'	55.00'	S42°36'37"W	45.39'
C44	52.73'	55.00'	S09°13'32"E	50.73'
C45	81.11'	55.00'	S78°56'12"E	73.96'
C46	10.26'	55.00'	N53°28'25"E	10.24'

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C47	12.71'	13.00'	N76°08'42"E	12.21'
C48	51.27'	475.00'	S72°45'01"E	51.24'
C49	10.08'	475.00'	S69°03'02"E	10.08'
C50	33.08'	125.00'	S76°01'29"E	32.99'
C51	64.54'	125.00'	N81°36'11"E	63.82'
C52	12.71'	13.00'	S85°10'28"E	12.21'
C53	63.35'	55.00'	N89°50'37"E	59.90'
C54	57.07'	55.00'	N27°07'28"E	54.54'
C56	48.85'	55.00'	N85°59'48"W	47.26'
C57	55.46'	55.00'	S39°40'27"W	53.14'
C58	12.71'	13.00'	S38°48'00"W	12.21'
C59	21.72'	75.00'	S75°06'39"W	21.65'
C60	36.85'	75.00'	N82°31'01"W	36.48'
C61	20.47'	13.00'	N23°20'05"W	18.42'
C62	47.77'	150.00'	S77°33'56"E	47.56'
C63	79.61'	250.00'	N77°33'56"W	79.27'
C64	79.90'	489.99'	N48°18'34"E	79.81'
C65	363.55'	2096.37'	N48°36'22"E	363.09'
C66	59.69'	38.00'	N81°25'33"W	53.74'
C67	360.95'	2081.39'	S48°36'22"W	360.50'
C68	461.95'	880.00'	S19°08'48"E	456.67'
C69	83.23'	255.00'	S50°51'52"E	82.86'
C70	279.64'	1190.00'	N17°45'49"W	278.99'
C71	194.69'	345.19'	N37°56'08"E	192.12'
C72	146.84'	225.00'	N17°43'47"W	144.25'
C73	20.42'	13.00'	N08°34'27"E	18.38'
C74	20.47'	13.00'	N23°20'05"W	18.42'
C75	18.41'	125.00'	N64°13'28"W	18.39'
C76	76.95'	125.00'	N42°22'09"W	75.74'
C77	34.95'	125.00'	N16°43'22"W	34.84'
C78	65.87'	1010.00'	N10°34'51"W	65.85'
C79	91.39'	880.00'	S07°04'59"E	91.35'
C80	100.82'	1010.00'	N15°18'31"W	100.77'
C81	124.56'	880.00'	S14°06'48"E	124.46'
C82	100.82'	1010.00'	N21°01'40"W	100.77'
C83	121.21'	880.00'	S22°06'51"E	121.11'
C84	31.43'	1010.00'	N24°46'44"W	31.43'
C85	124.76'	1093.19'	S30°07'21"E	124.69'
C86	69.39'	125.00'	N09°46'04"W	68.50'
C87	34.12'	125.00'	N13°57'15"E	34.01'
C88	97.81'	525.00'	N27°02'38"E	97.67'
C89	100.82'	525.00'	N37°52'58"E	100.66'
C90	47.87'	2081.39'	S44°17'49"W	47.87'
C91	100.82'	525.00'	N48°51'19"E	100.67'
C92	123.67'	2081.39'	S46°39'29"W	123.65'

Curve Table				
Curve #	Length	Radius	Chord Direction	Chord Length
C93	101.05'	2081.39'	S49°45'04"W	101.04'
C94	88.35'	2081.39'	S52°21'29"W	88.35'
C95	20.42'	13.00'	N08°34'27"E	18.38'
C96	8.45'	475.00'	N53°03'53"E	8.45'
C97	6.14'	345.00'	S53°03'53"W	6.14'
C98	122.60'	475.00'	N45°09'40"E	122.26'
C99	89.05'	345.00'	S45°09'40"W	88.80'
C100	118.82'	475.00'	N30°36'03"E	118.51'
C102	86.30'	345.00'	N30°36'03"E	86.07'
C105	13.77'	475.00'	S22°36'15"W	13.77'
C107	10.00'	345.00'	S22°36'15"W	10.00'
C108	62.10'	75.00'	S01°56'54"E	60.35'
C110	22.88'	1060.00'	S25°03'07"E	22.88'
C111	105.04'	1060.00'	S21°35'41"E	105.00'
C112	119.21'	1190.00'	N21°37'33"W	119.16'
C113	105.04'	1060.00'	S15°55'01"E	105.00'
C114	117.93'	1190.00'	N15°55'01"W	117.88'
C115	80.76'	1060.00'	S10°53'43"E	80.74'
C116	78.19'	75.00'	S38°34'40"E	74.69'
C117	42.50'	1190.00'	N12°03'17"W	42.50'
C118	20.37'	13.00'	N66°39'55"E	18.35'
C119	38.09'	75.00'	N07°13'26"E	37.68'
C120	38.09'	75.00'	N21°52'33"W	37.68'
C121	20.42'	13.00'	N81°25'33"W	18.38'
C122	20.42'	13.00'	S08°34'27"W	18.38'
C123	63.49'	125.00'	S21°52'33"E	62.81'
C124	60.20'	125.00'	S06°28'11"W	59.62'
C125	3.29'	125.00'	S21°01'11"W	3.29'
C126	20.42'	13.00'	S23°13'35"E	18.38'
C127	20.42'	13.00'	S66°46'25"W	18.38'
C128	20.47'	13.00'	S23°20'05"E	18.42'
C129	20.37'	13.00'	N66°39'55"E	18.35'
C131	174.33'	200.00'	S86°35'09"W	168.86'
C132	56.22'	200.00'	S53°33'43"W	56.03'
C133	58.82'	75.00'	S23°02'35"W	57.32'
C136	20.42'	13.00'	N23°13'35"W	18.38'
C137	20.42'	13.00'	N66°46'25"E	18.38'
C138	172.60'	175.00'	N06°28'51"W	165.69'
C139	5.16'	175.00'	N35°34'51"W	5.16'
C140	20.42'	13.00'	N81°25'33"W	18.38'
C141	81.71'	225.00'	S11°22'12"W	81.26'
C142	60.14'	55.00'	N26°01'03"E	57.19'

TREE PRESERVATION NOTE

ALL EXISTING, HEALTHY, MATURE TREES LOCATED WITHIN ANY COMMON AREA THAT CAN BE PRESERVED BY THE PROJECT SHALL BE PRESERVED.

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA

60 0 60 120

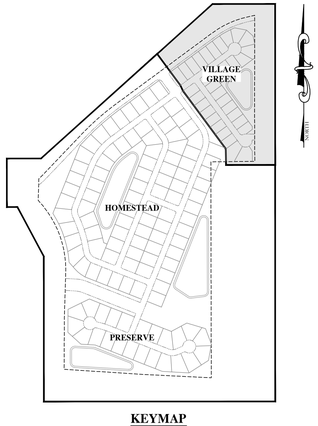
SCALE: 1"=60'

THESE PLANS ARE BASED UPON INFORMATION FROM AN ALTA/ACSM LAND TITLE SURVEY PERFORMED BY CKW LAND SURVEYING, INC. WITH WORK ORDER NO. 130100 AND DATED JUNE 7, 2013 AND SURVEY INFORMATION PROVIDED BY JERRY WIGGINS SURVEYING.

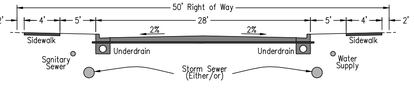
LEGEND

- PERMANENT OUTSIDE BOUNDARY CORNER (4"x4"x48" PRECAST CONCRETE, SCORED ON TOP WITH A DEEP CROSS, SET FLUSH)
- PERMANENT PROPERTY LOT CORNER (¾" PIPE OR 2" MAG NAIL SET FLUSH)
- 1000.00' – PROPERTY BOUNDARY TEXT
- 315.70' – LOT BOUNDARY TEXT
- 100.00' – EASEMENT TEXT
- EXISTING POWERPOLE WITH LIGHT
- EXISTING POWERPOLE GROUND
- EXISTING POWERPOLE UTILITY
- EXISTING POWERPOLE
- EXISTING LIGHTPOLE
- EM – EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC CABINET
- EXISTING GUYWIRE
- EXISTING TELEPHONE RISER
- EXISTING WATER METER
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- EXISTING SIGN

- 100.00' – CONTOURS
- RIGHT-OF-WAY
- SETBACKS
- SECTION LINE
- EASEMENT
- PROPOSED LOT LINE
- EXISTING ADJOINERS
- EXISTING PAVEMENT
- FLOODPLAIN
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPERTY LINE
- EXISTING DITCH
- PROPOSED DITCH
- EXISTING TREE LINE
- EXISTING FARM FIELD FENCE
- EXISTING GUARDRAIL
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- EXISTING ASPHALT
- EXISTING CONCRETE
- FYS – FRONT YARD SETBACK
- SYS – SIDE YARD SETBACK
- RYS – REAR YARD SETBACK
- AE – ACCESS EASEMENT
- ADE – ACCESS & DRAINAGE EASEMENT
- NAE – NON-ACCESS EASEMENT
- DUE – DRAINAGE & UTILITY EASEMENT
- S.F. – SQUARE FEET



KEYMAP
NO SCALE



PARKING 1-SIDE DETAIL
NOT TO SCALE

Pavement Requirements	Local Street	Collector Street
	Residential	Primary
Asphalt		
HMA Surface	1.5 inches	1 inch
HMA Binder	3.5 inches	2 inches
HMA Base		6 inches
Compacted Aggregate #53 Base	8 inches	8 inches
Total Thickness	13 inches	17 inches

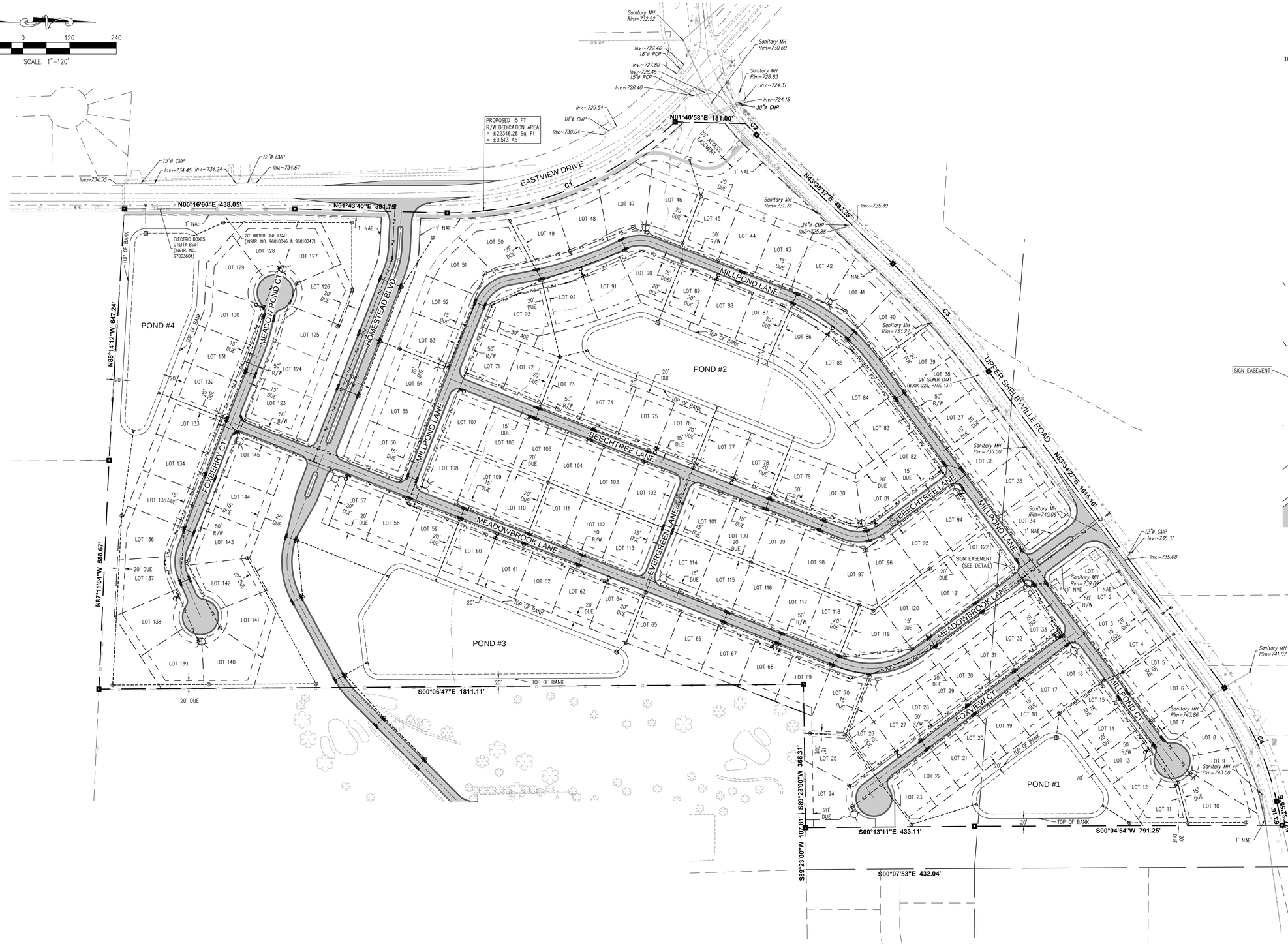
FUNCTIONAL CLASSES

Collector Streets : Eastview Drive
Upper Shelbyville Road

Local Streets : Foxberry Court
Meadow Pond Court
Homestead Boulevard
Mill Pond Lane
Meadowbrook Lane
Evergreen Lane
Beechtree Lane
Mill Pond Court
Foxview Court

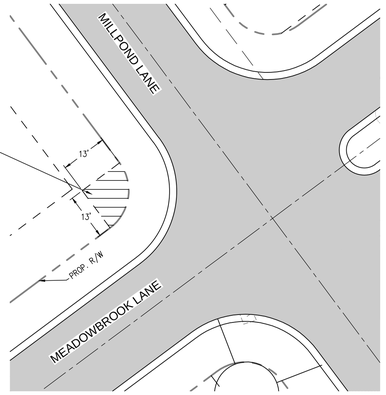
UTILITY PLAN - PRELIMINARY PLAT
HOMESTEADS AT HILLVIEW

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA



LEGEND

- PERMANENT OUTSIDE BOUNDARY CORNER (4"x4"x48" PRECAST CONCRETE, SCORED ON TOP WITH A DEEP CROSS, SET FLUSH)
- 1000.00' PERMANENT PROPERTY LOT CORNER (¾" PIPE OR 2" MAG NAIL SET FLUSH)
- PROPERTY BOUNDARY TEXT
- 315.70' LOT BOUNDARY TEXT
- 100.00' EASEMENT TEXT
- EXISTING POWERPOLE WITH LIGHT
- EXISTING POWERPOLE GROUND
- EXISTING POWERPOLE UTILITY
- EXISTING POWERPOLE
- EXISTING LIGHTPOLE
- EXISTING ELECTRIC MANHOLE
- EXISTING ELECTRIC CABINET
- EXISTING GUYWIRE
- EXISTING TELEPHONE RISER
- EXISTING WATER METER
- EXISTING HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- EXISTING SIGN
- PROPOSED STORM MANHOLE
- PROPOSED CURB INLET
- PROPOSED SQUARE INLET
- PROPOSED END SECTION
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED WATER TEES
- PROPOSED WATER BENDS
- PROPOSED PLUG
- PROPOSED SLEEVE
- PROPOSED WATER VALVE
- PROPOSED LIGHT POLE
- RIGHT-OF-WAY
- SETBACKS
- SECTION LINE
- EASEMENT
- PROPOSED LOT LINE
- EXISTING ADJOINERS
- EXISTING PAVEMENT
- FLOODPLAIN
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPERTY LINE
- EXISTING DITCH
- PROPOSED DITCH
- EXISTING TREE LINE
- EXISTING FARM FIELD FENCE
- EXISTING GUARDRAIL
- EXISTING ELECTRIC LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- EXISTING ASPHALT
- EXISTING CONCRETE
- AE – ACCESS EASEMENT
- ADE – ACCESS & DRAINAGE EASEMENT
- NAE – NON-ACCESS EASEMENT
- DUE – DRAINAGE & UTILITY EASEMENT

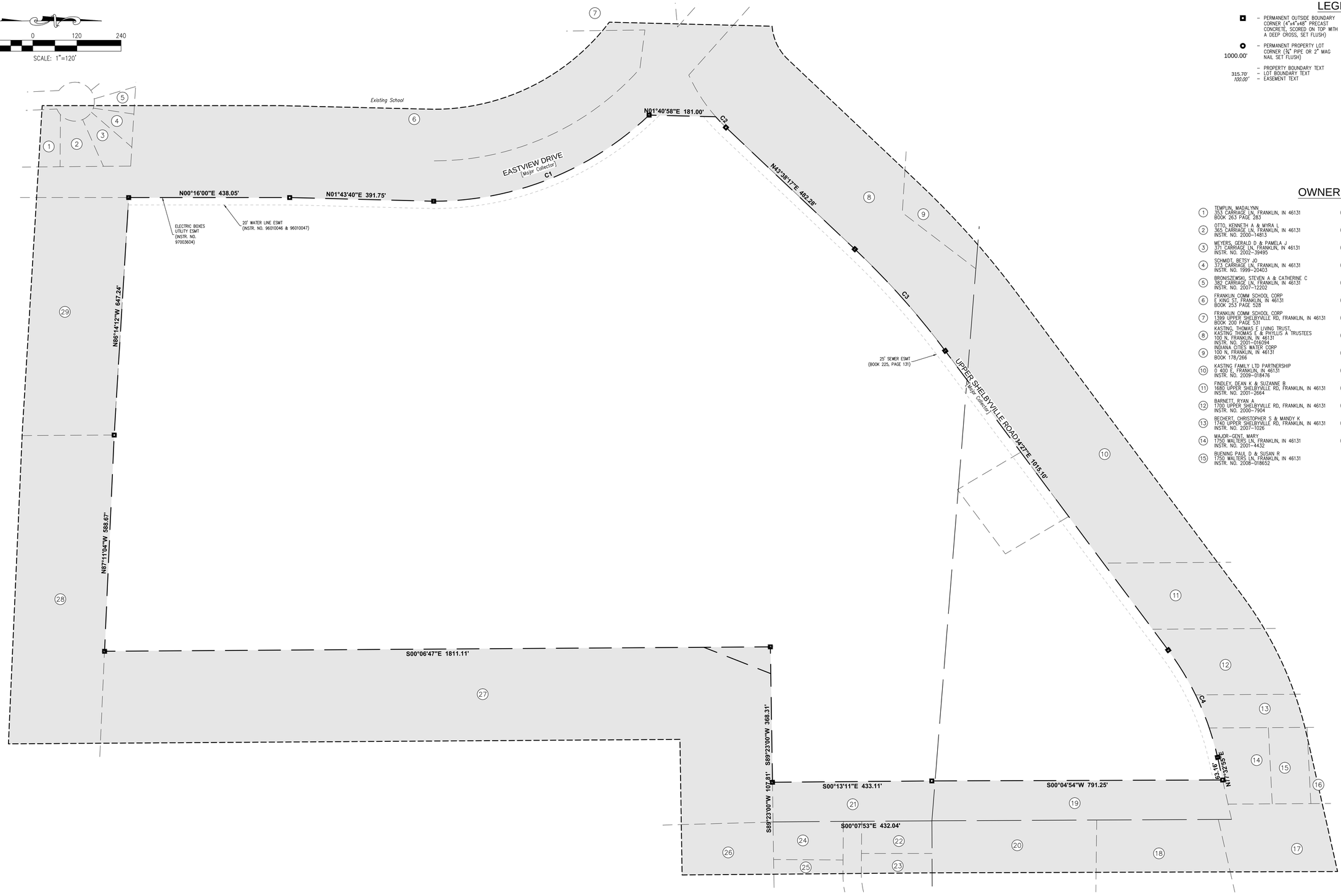


SIGN EASEMENT DETAIL
NOT TO SCALE

VICINITY MAP
HOMESTEAD AT HILLVIEW

A PART OF THE SOUTHEAST QUARTER OF SECTION 12, AND A PART OF THE NORTHEAST QUARTER OF SECTION 13, ALL IN TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN JOHNSON COUNTY, INDIANA

120 0 120 240
SCALE: 1"=120'



LEGEND

- ■ – PERMANENT OUTSIDE BOUNDARY CORNER (4"x4"x48" PRECAST CONCRETE, SCORED ON TOP WITH A DEEP CROSS, SET FLUSH)
- ○ – PERMANENT PROPERTY LOT CORNER (¾" PIPE OR 2" MAG NAIL SET FLUSH)
- 1000.00' – PROPERTY BOUNDARY TEXT
- 315.70' / *100.00'* – LOT BOUNDARY TEXT / EASEMENT TEXT
- RIGHT-OF-WAY
- SECTION LINE
- EASEMENT
- PROPOSED LOT LINE
- EXISTING ADJOINERS
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- PROPERTY LINE
- DENOTES LIMITS AT 250' RADIUS ABOUT THE PROPERTY

OWNERS

1. TEMPLIN, MADALYNN
353 CARRIAGE LN, FRANKLIN, IN 46131
BOOK 263 PAGE 283
2. OTTO, KENNETH A & MYRA L
365 CARRIAGE LN, FRANKLIN, IN 46131
INSTR. NO. 2000-14813
3. MEYERS, GERALD D & PAMELA J
371 CARRIAGE LN, FRANKLIN, IN 46131
INSTR. NO. 2002-39495
4. SCHMIDT, BETSY JO
373 CARRIAGE LN, FRANKLIN, IN 46131
INSTR. NO. 1998-20403
5. BRONISZEWSKI, STEVEN A & CATHERINE C
382 CARRIAGE LN, FRANKLIN, IN 46131
INSTR. NO. 2007-12202
6. FRANKLIN COMM SCHOOL CORP
E KING ST, FRANKLIN, IN 46131
BOOK 253 PAGE 528
7. FRANKLIN COMM SCHOOL CORP
1399 UPPER SHELBYVILLE RD, FRANKLIN, IN 46131
BOOK 200 PAGE 531
8. KASTING, THOMAS F LIVING TRUST,
KASTING THOMAS E & PHYLLIS A TRUSTEES
100 N, FRANKLIN, IN 46131
INSTR. NO. 2001-016094
9. INDIANA CITIES WATER CORP
100 N, FRANKLIN, IN 46131
BOOK 178/266
10. KASTING FAMILY LTD PARTNERSHIP
0 400 E, FRANKLIN, IN 46131
INSTR. NO. 2009-018476
11. FINDLEY, DEAN K & SUZANNE B
1680 UPPER SHELBYVILLE RD, FRANKLIN, IN 46131
INSTR. NO. 2001-2664
12. BARNETT, RYAN A
1700 UPPER SHELBYVILLE RD, FRANKLIN, IN 46131
INSTR. NO. 2000-7904
13. BECHERT, CHRISTOPHER S & MANDY K
1740 UPPER SHELBYVILLE RD, FRANKLIN, IN 46131
INSTR. NO. 2007-1026
14. MAJOR-GENT, MARY
1750 WALTERS LN, FRANKLIN, IN 46131
INSTR. NO. 2001-4432
15. BUENING PAUL D & SUSAN R
1750 WALTERS LN, FRANKLIN, IN 46131
INSTR. NO. 2008-018652
16. PARK, ROBERT M & PARK, KELLI DEMOTT
1850 WALTERS LN, FRANKLIN, IN 46131
INSTR. NO. 2000-30404
17. DAVIS, VIRGINIA W
1021 N 400 E, FRANKLIN, IN 46131
INSTR. NO. 1993008533
18. PARIS, GERLINDE L,
100 N, FRANKLIN, IN 46131
BOOK 256 PAGE 428
19. PARIS, ALLEN & GERLINDE
100 N, FRANKLIN, IN 46131
INSTR. NO. 2010-008881
20. PARIS, GERLINDE L,
100 N, FRANKLIN, IN 46131
INSTR. NO. 2004-12035
21. PARIS, ALLEN & GERLINDE PARIS
100 N, FRANKLIN, IN 46131
INSTR. NO. 2004-11853
22. PARIS, LARRY D & ELLEN D
1778 PUTTER DR, FRANKLIN, IN 46131
INSTR. NO. 2004-11853
23. STILLABOWER, BRADLEY S & ANNIE K
1788 PUTTER DR, FRANKLIN, IN 46131
INSTR. NO. 2013-016811
24. COUET, ROBERT A & MARCIE K
1777 PUTTER DR, FRANKLIN, IN 46131
INSTR. NO. 2013-023951
25. SEVER, MICHAEL D & ALLYSON V
1787 PUTTER DR, FRANKLIN, IN 46131
INSTR. NO. 2007-23567
26. HILLVIEW HOLDINGS LLC
1800 E KING ST, FRANKLIN, IN 46131
INSTR. NO. 2012-023791
27. HILLVIEW HOLDINGS LLC
1800 E KING ST, FRANKLIN, IN 46131
INSTR. NO. 2012-23791
28. DAVENPORT, WILLIAM BENNETT & ALICE GRACE TRUSTEES
242 FAIRWAY CT, FRANKLIN, IN 46131
INSTR. NO. 2007-003247
SUBDIVIDED BY INSTR. NO. 2013-015459
29. NEW TRADITIONS FRANKLIN LP
1600 TRADITIONS CT, FRANKLIN, IN 46131
INSTR. NO. 2012-012593