CUMBERLAND TRACE

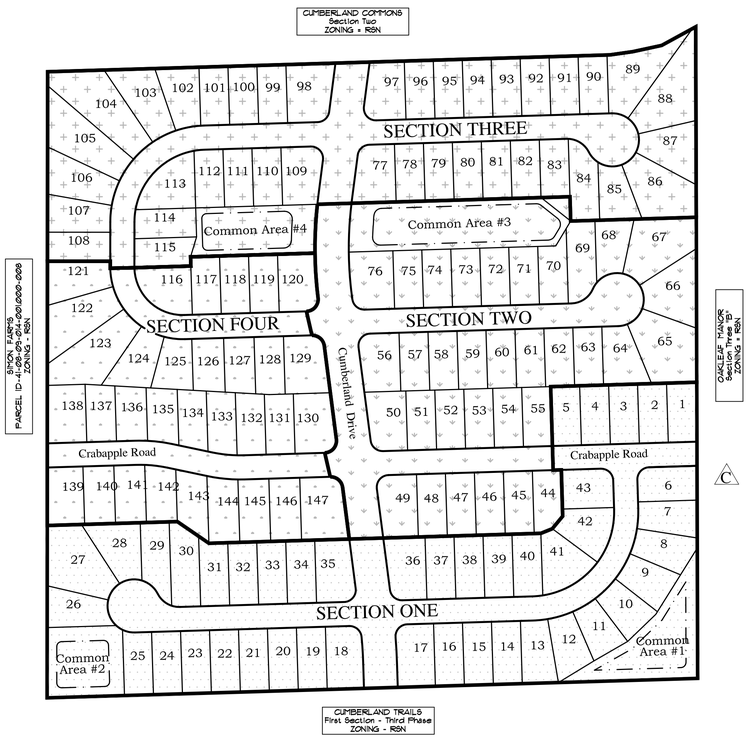
City of Franklin, Johnson County, Indiana

SITE DATA

SITE DESCRIPTION:
PROPOSED RESIDENTIAL DEVELOPMENT
40.08 ACRES
147 LOTS - LOTS PER ACRE = 3.6

ZONING:
SITE: RSN
ADJOINER NORTH: RSN
ADJOINER EAST: RSN
ADJOINER SOUTH: RSN
ADJOINER WEST: RSN

PRIMARY PLAT



N

Site Map

Scale: NTS

SECTION	#LOTS
1	43
2	33
3	39
4	32
TOTAL	147

CLIENT

West Franklin
Homes, LLC
5374 Cayman Drive
Carmel, Indiana 46033

INDEX OF DRAWINGS

SHEET NUMBER	SHEET DESCRIPTION
1	TITLE SHEET
2	PRIMARY PLAT
3	PRIMARY PLAT
4	OWNERSHIP MAP

PLAN REVISIONS

REVISION DATE	REVISION DESCRIPTION

DESCRIPTION

Part of the Southwest Quarter of Section 10, Township 12 North, Range 4 East of the Second Principal Meridian located in Franklin Township, Johnson County, Indiana described as follows:

Beginning at the Southwest Corner of said Quarter Section also being the northwest corner of Cumberland Trails First Section, Third Phase recorded as Instrument Number 2001-025690, Plat Book "D", Pages 373 "A" and "B" in the Office of the Johnson County Recorder; thence North 00 degrees 02 minutes 45 seconds East along the west line of said Quarter Section 1296.57 feet to the southwest corner of Cumberland Trails Section Two recorded as Instrument Number 2006-030601, Plat Book "D", Pages 672 "A" and "B" in said Recorders Office; the next four courses follow the south line of said Cumberland Commons; 1) thence North 88 degrees 16 minutes 57 seconds East 1165.06 feet; 2) thence North 81 degrees 47 minutes 12 seconds East 42.75 feet; 3) thence North 77 degrees 50 minutes 57 seconds East 61.01 feet; 4) thence North 61 degrees 16 minutes 53 seconds East 80.16 feet to the west line of Oakleaf Manor Section Three "B" recorded as Instrument Number 2000-029667, Plat Book "D", Pages 336 "A" and "B" in said Recorders Office; thence South 00 degrees 10 minutes 32 seconds East along said west line 1349.29 feet to the north line of the aforesaid Cumberland Trails First Section, Third Phase; thence South 88 degrees 16 minutes 57 seconds West along last said north line 1347.52 feet to the Point of Beginning containing 40.089 acres more or less.

Subject to all easements, restrictions and rights-of-way.

SITE NOTES: B

1.) STREET TREES ARE REQUIRED FOR EVERY LOT AT A RATIO OF 1 PER EVERY 35-FEET OR PORTION THEREOF OF STREET FRONTAGE AND MEET THE REQUIREMENTS OUTLINED IN ARTICLE 6:15.

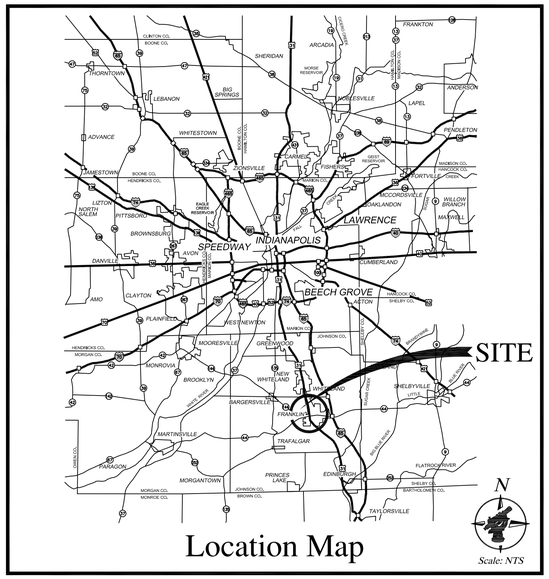
REVISIONS

DATE	DESCRIPTION
12-07-15	A Revised utility contact adding Metronet
	B Added note concerning street trees
	C Added Future Sections and revised Lot Numbers
12-12-15	D Labeled Common Areas

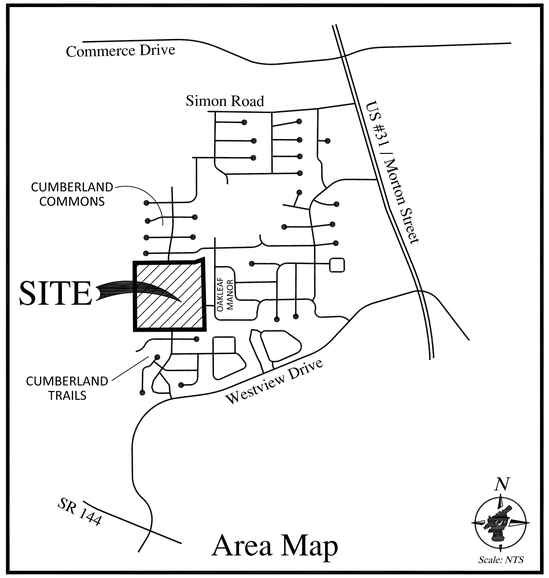
BENCHMARK:

INDOT BENCHMARK - 41-S46
Benchmark located on Bridge Structure No. 144-41-7969 on the Southeast Wingwall (Bridge over Youngs Creek)

Elevation - 741.6699 NAVD 88



Location Map



Area Map

UTILITY CONTACTS

SANITARY - **City of Franklin**
796 South State Street
Franklin, Indiana 46131
Contact: Rick Littleton
(888) 736-3640

GAS - **Vectren**
600 Industrial Drive
Franklin, Indiana 46131
Contact: Steve Washburn
(317) 736-2989

WATER - **Indiana American Water Company**
110 South Park Boulevard
Greenwood, Indiana 46143
Contact: Ron Ballard
(317) 881-0270

ELECTRIC - **Duke Energy**
2515 North Morton Street
Franklin, Indiana 46131
Contact: Jerry Troxel
(317) 736-2019

TELEPHONE - **Century Link**
1147 Morthon Street
Franklin, Indiana 46131
Contact: Larry Talbot
(317) 736-4863

CABLE - **Metronet** A
111 Commerce Drive
Franklin, Indiana 46131
Contact: Rick Hite
(317) 739-0739

Indiana811
Know what's **below. Call** before you dig.

Plans Prepared By:

NORTHPOINTE ENGINEERING & SURVEYING, Inc.

Engineering, Land Surveying
Consulting & Inspection

Donna Jo Smithers
Professional Land Surveyor
President / Owner

Venus L.L. Thorne
Professional Engineer
Vice President

6125 South East Street, Suite "B"
Indianapolis, Indiana 46227-2147
Office - 317-884-3020
www.npes.biz

CERTIFIED BY:

DONNA JO SMITHERS REGISTERED No. 20100076 STATE OF INDIANA PROFESSIONAL SURVEYOR

11-12-15
Donna Jo Smithers
Professional Surveyor
State of Indiana
Registration Number 20100076

VENUS L.L. THORNE REGISTERED No. 11200278 STATE OF INDIANA PROFESSIONAL ENGINEER

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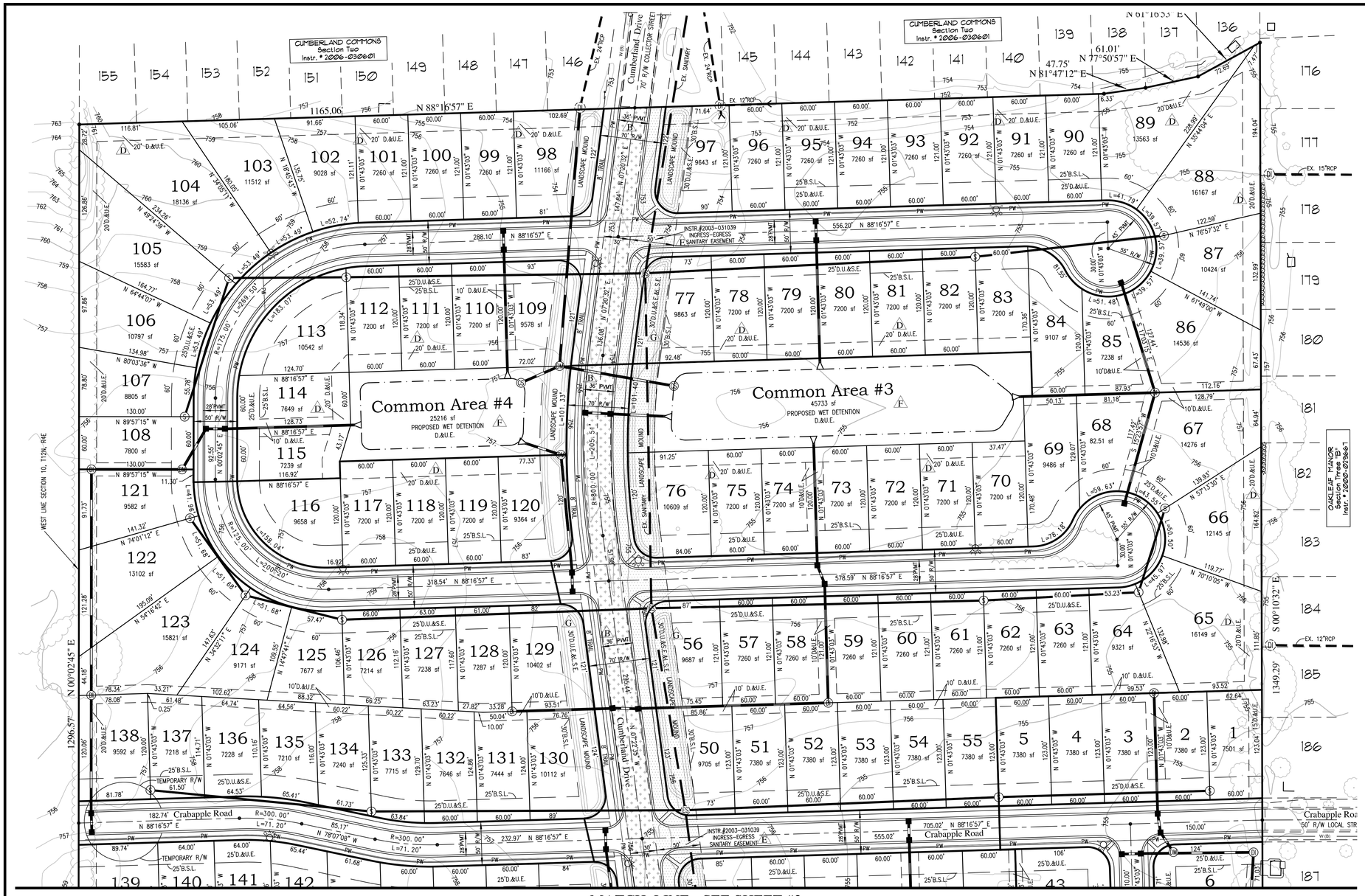


MATCH LINE - SEE SHEET #3

LEGEND - EXISTING

- -EXISTING STORM (CURB) INLET
- -EXISTING STORM (BEEHIVE) INLET
- -EXISTING STORM MANHOLE
- -EXISTING SQUARE STORM INLET
- -EXISTING CONCRETE END SECTION
- -EXISTING STORM SEWER
- -EXISTING SANITARY MANHOLE
- -EXISTING SANITARY CLEANOUT
- -EXISTING SANITARY SEWER
- -EXISTING ELECTRIC TRANSFORMER
- UGE (B) -EXISTING UNDERGROUND ELECTRIC
- -EXISTING GAS VALVE
- G (B) -EXISTING UNDERGROUND GAS LINE
- -EXISTING TELEPHONE PEDESTAL
- -EXISTING CABLE PEDESTAL
- -EXISTING FIRE HYDRANT
- W (B) -EXISTING WATERLINE
- -EXISTING TREE
- -EXISTING TREE LINE
- 794 -EXISTING CONTOUR

LEGEND - PROPOSED

- -PROPOSED STORM INLET
- -PROPOSED DRAINAGE INLET
- -PROPOSED DRAINAGE MANHOLE
- -PROPOSED STORM SEWER
- -PROPOSED CONCRETE END SECTION
- -PROPOSED OUTLET CONTROL STRUCTURE
- -PROPOSED SANITARY MANHOLE
- -PROPOSED SANITARY SEWER
- PW 8" -PROPOSED WATER LINE
- -PROPOSED FIRE HYDRANT

FLOOD ZONE

SITE LIES WITHIN ZONE "X" PER FEMA FLOOD INSURANCE RATE MAP JOHNSON COUNTY, INDIANA COMMUNITY CITY OF FRANKLIN MAP NUMBER 18081C0227D EFFECTIVE DATE AUGUST 2, 2007

SITE NOTES: A

1.) STREET TREES ARE REQUIRED FOR EVERY LOT AT A RATIO OF 1 PER EVERY 35-FEET OR PORTION THEREOF OF STREET FRONTAGE AND MEET THE REQUIREMENTS OUTLINED IN ARTICLE 6:15.

REVISIONS

DATE	DESCRIPTION
12-07-15	A Added note concerning street trees
	B Changed pavement width along Cumberland Drive from 35' to 36'.
	C Added Future Sections and revised Lot Numbers
	D Revised perimeter easements from 15' to 20' and added 20' drainage easements along the top of bank of all ponds.
12-12-15	E Added sanitary sewer easement
	F Labeled Common Areas and labeled as drainage & utility easement
	G Added landscape easements

INSTRUMENT #2003-031039 E
INGRESS-EGRESS AND SANITARY SEWER EASEMENTS

- DENOTES SANITARY EASEMENT AREA
- DENOTES INGRESS-EGRESS EASEMENT AREA

N

0 15 30 60
Bar Scale

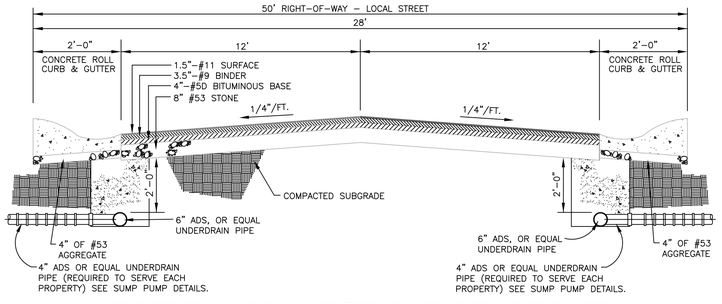
Scale:1"=60'

BENCHMARK:

INDOT BENCHMARK - 41-S46

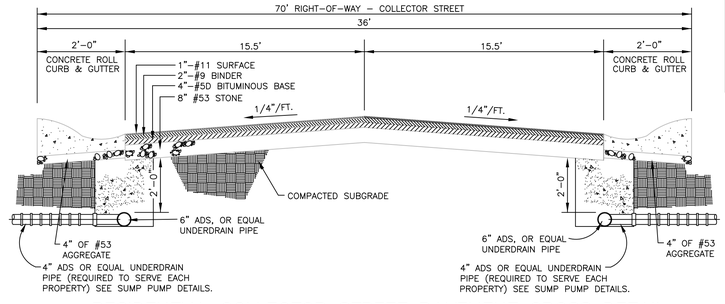
Benchmark located on Bridge Structure No. 144-41-7969 on the Southeast Wingwall (Bridge over Youngs Creek)

Elevation - 741.6699 NAVD 88



RESIDENTIAL LOCAL STREET PAVEMENT CROSS DETAIL

NO SCALE



RESIDENTIAL COLLECTOR STREET PAVEMENT CROSS DETAIL

NO SCALE

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UTILITY STATEMENT:
THE EXISTING UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE FIELD EVIDENCE AND/OR EXISTING DRAWINGS. NORTHPOINTE MAKES NO GUARANTEES THAT THE UTILITY INFORMATION SHOWN COMPRISES ALL SUCH UTILITIES IN THE AREA, IN SERVICE OR ABANDONED. NORTHPOINTE FURTHER STATES THAT THE UNDERGROUND UTILITY DATA SHOWN DOES NOT INDICATE PRECISE LOCATIONS.

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DONNA JO SMITHERS REGISTERED No. 20100076 STATE OF INDIANA PROFESSIONAL SURVEYOR Seal 11.12.2015

VENUS L.L. THOME REGISTERED No. 11200278 STATE OF INDIANA PROFESSIONAL ENGINEER Seal 11.12.2015

SCALE	DRAWN BY	CHECKED BY
1"=60'		DJS

PREPARED FOR

West Franklin Homes, LLC
5371 Cayman Drive
Carmel, Indiana 46033

PROJECT NAME

CUMBERLAND TRACE

Franklin Township, City of Franklin
Johnson County, Indiana

SHEET TITLE

PRIMARY PLAT

Engineering, Land Surveying Consulting & Inspection
Donna Jo Smithers
Professional Surveyor
President / Owner
Venus L.L. Thome
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Vice President
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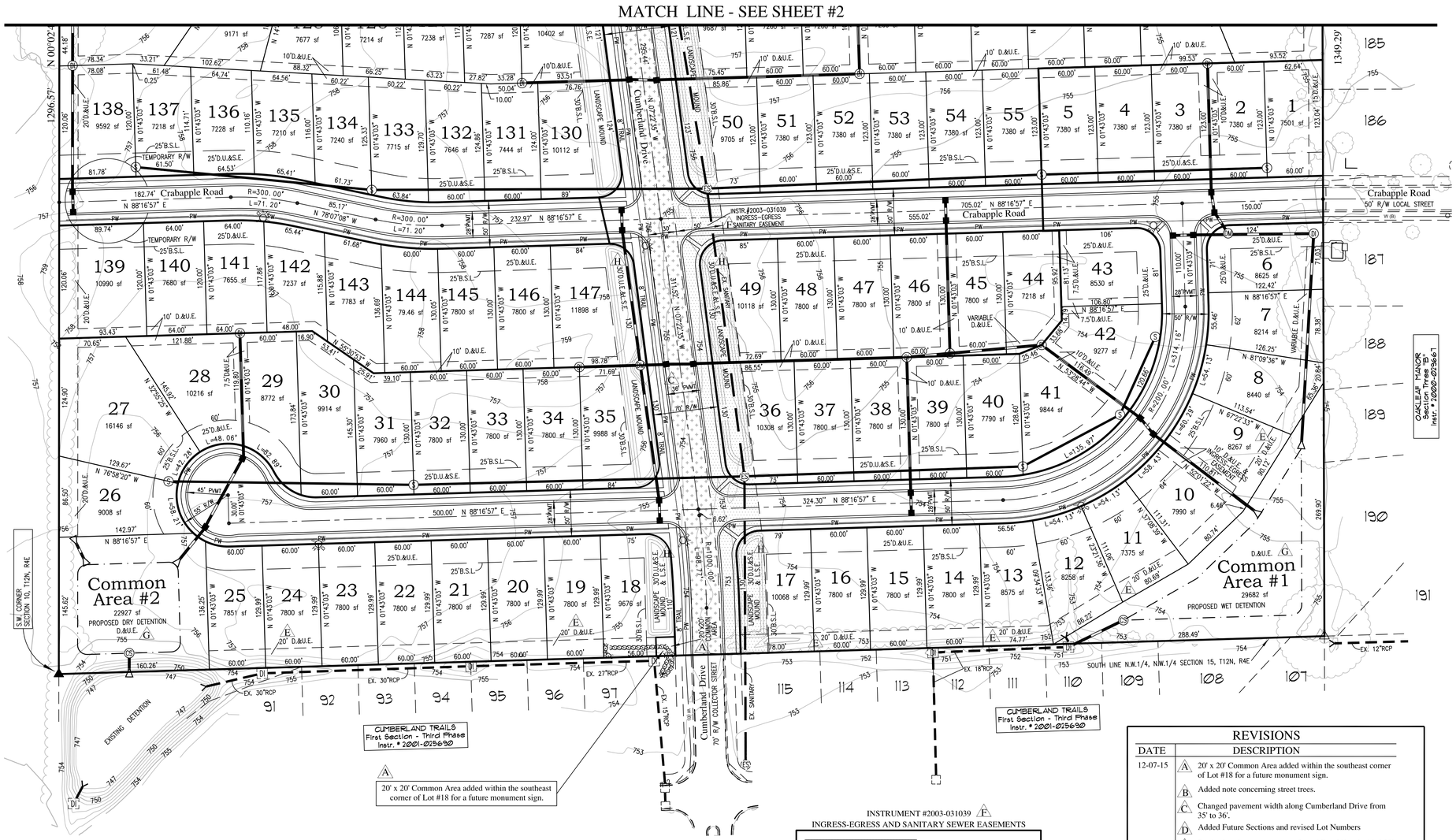
NORTHPOINTE ENGINEERING & SURVEYING, Inc.

Date: 11.12.2015
Job # 15-0159



LEGEND - EXISTING

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- -EXISTING TREE
- -EXISTING TREE LINE
- 734 -EXISTING CONTOUR

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REVISIONS

DATE	DESCRIPTION
12-07-15	A 20' x 20' Common Area added within the southeast corner of Lot #18 for a future monument sign.
	B Added note concerning street trees.
	C Changed pavement width along Cumberland Drive from 35' to 36'.
	D Added Future Sections and revised Lot Numbers
	E Revised perimeter easements from 15' to 20' and added 20' drainage easements along the top of bank of all ponds.
12-12-15	F Added sanitary sewer easement
	G Labeled Common Areas and labeled as drainage & utility easement
	H Added landscape easements

INSTRUMENT #2003-031039 F
INGRESS-EGRESS AND SANITARY SEWER EASEMENTS

- DENOTES SANITARY EASEMENT AREA
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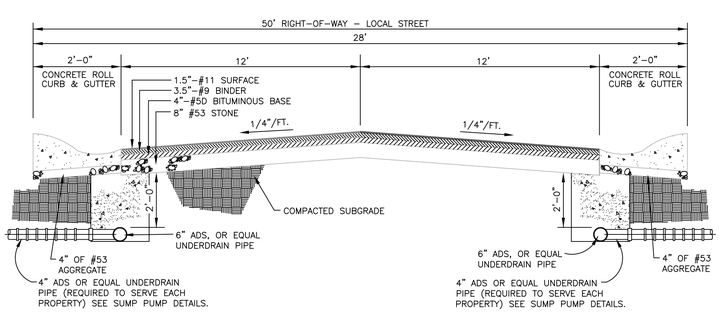
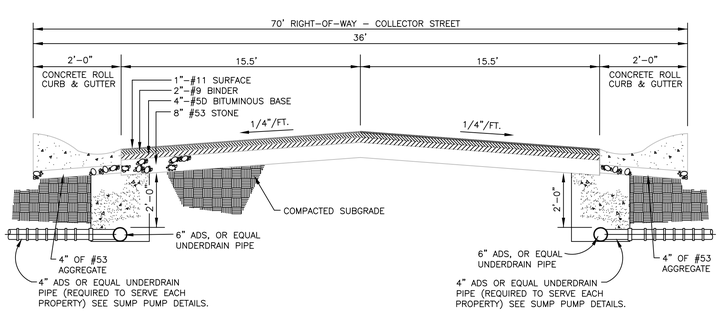


RESIDENTIAL LOCAL STREET PAVEMENT CROSS DETAIL

NO SCALE



RESIDENTIAL COLLECTOR STREET PAVEMENT CROSS DETAIL

NO SCALE

N

0 15 30 60

Bar Scale

Scale: 1"=60'

BENCHMARK:

MARION COUNTY - PERRY TOWNSHIP - SEC. 10-14-03

Disk set at the northeast end of the Harding Street Bridge over Little Buck Creek. 18-feet east of the centerline of Harding Street, 20-feet south of the north end of the concrete apron, 1-foot south of the north end of the wing wall

Elevation - 685.11 NAVD 88

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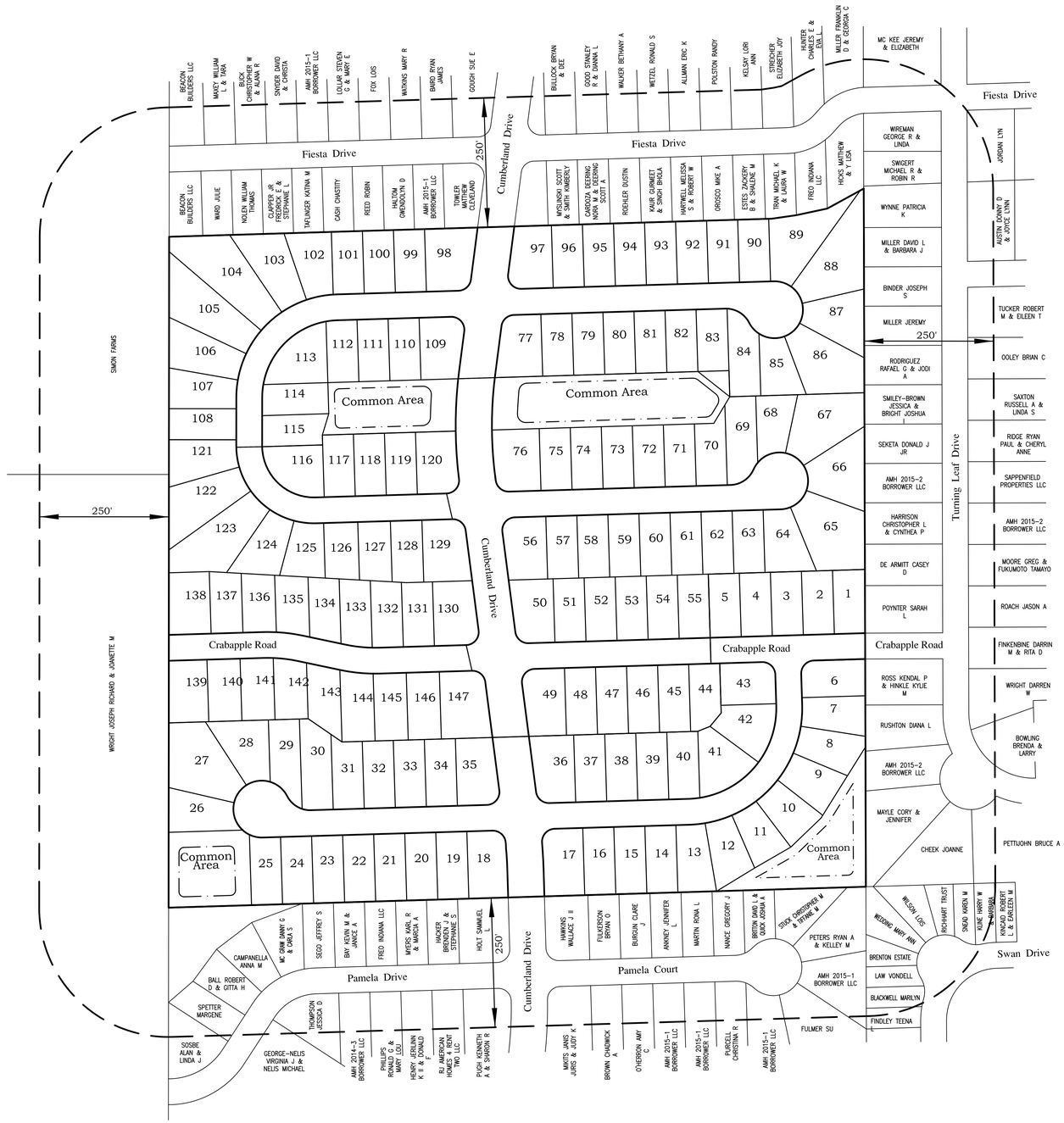

OWNERSHIP MAP

REVISIONS	
DATE	DESCRIPTION
12-07-15	1 Added Future Sections and revised Lot Numbers

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Sheet 4 of 4
Date: 11.12.2015
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