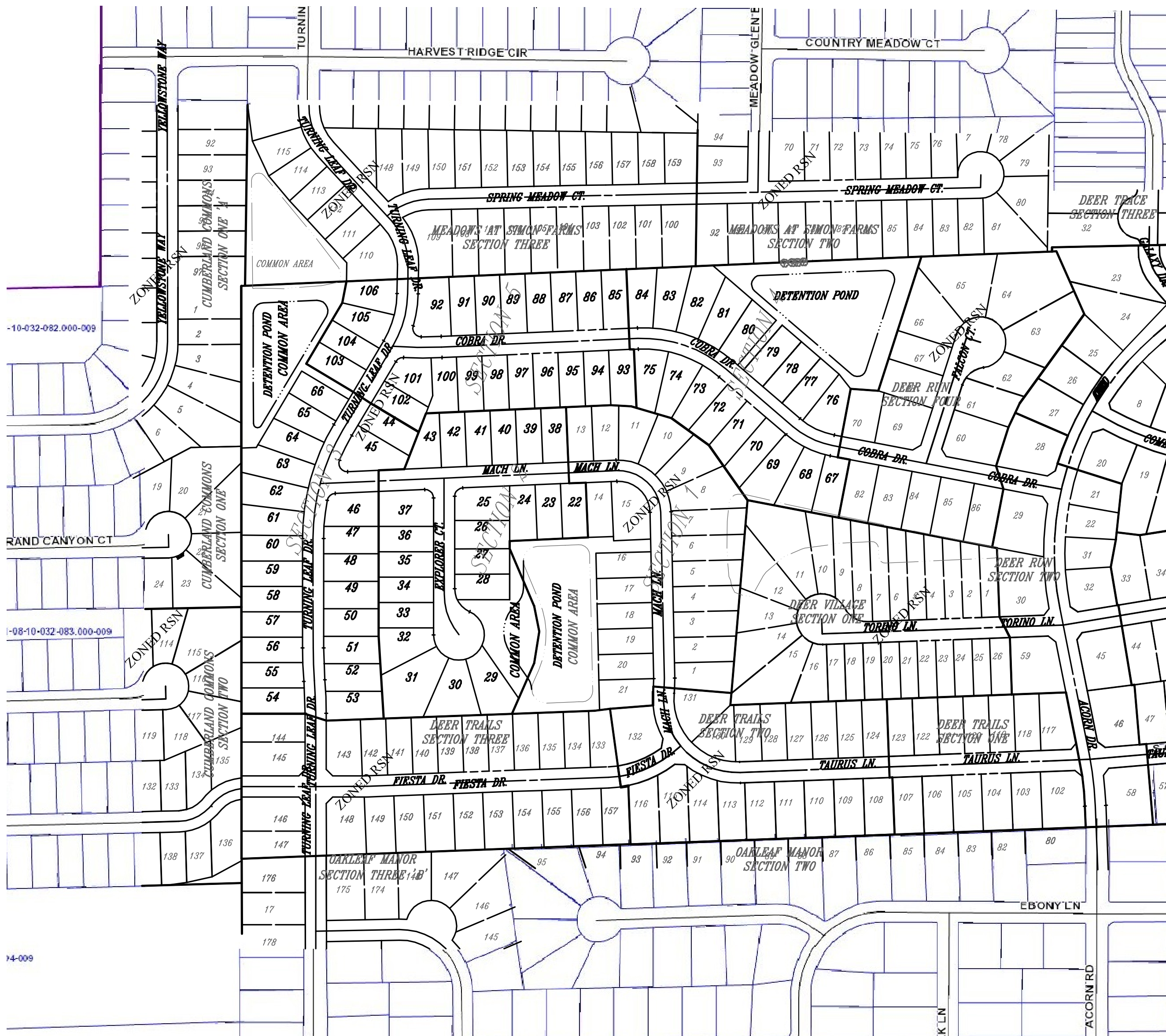
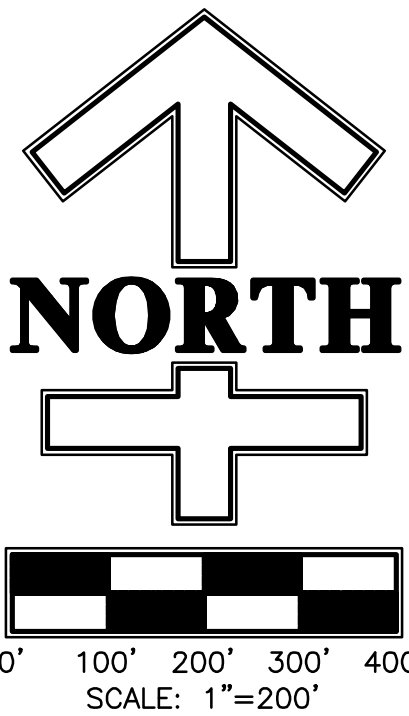


# PRIMARY PLAT FOR DEER MEADOWS - SECTIONS 2-5 CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA



LIST OF ADJOINERS (250' FROM PROPERTY)			
JAMES DICK R 1240 YELLOWSTONE WAY FRANKLIN, IN 46131	BUEHNER NICHOLAS A 3911 EAGLE TRICE GREENWICH, IN 46143	HENDRIK JOSE R & BARBARA I 1221 NAGARA LN FRANKLIN, IN 46131	JAMES DARRUS S 1108 TORINO LN FRANKLIN, IN 46131
AELLO THOMAS 1150 SPRING MEADOWS CT FRANKLIN, IN 46131	GARRETT ARON 1102 SPRING MEADOWS CT FRANKLIN, IN 46131	HICKS MATTHEW & Y LISA 1105 FESTA DR FRANKLIN, IN 46131	JORDAN LYN 1191 FESTA DR FRANKLIN, IN 46131
ALLEN KATHY 1114 COBRA DR FRANKLIN, IN 46131	BURTON MICHAEL R & JENNIFER E 1244 YELLOWSTONE WAY FRANKLIN, IN 46131	GRANETT KENNETH W & MARSHA E 2112 MADISON GLEN BLVD FRANKLIN, IN 46131	KELSY LORI ANN 1226 FESTA DR FRANKLIN, IN 46131
ALLISON ERNA J 1100 TORINO LN FRANKLIN, IN 46131	BUSHEL MISTY KAY 1208 NAGARA LN FRANKLIN, IN 46131	HALL JIMMY K & ALYSSA D 1142 SPRING MEADOW CT FRANKLIN, IN 46131	KIRK JAMES A & AUSTIN-WORK AUDREY 1148 STARWAY ST SAN FRANCISCO, CA 94117
ANDERSON HOMES 4 RENT PROPERTIES TEN LLC 30001 AQUORA RD STE 200 AQUORA HILLS, CA 91301	CAUDILL VICKI S 1271 YELLOWSTONE WAY FRANKLIN, IN 46131	HAMPSHIRE STEPHEN D & VICKI M 1194 FESTA DR FRANKLIN, IN 46131	MEADOWS AT SNOW FARMS DEVELOPED INC 1171 N COLLEGE AVE STE 100 CARMEL, IN 46032
ANNA 2014-3 BORROWER LLC 30001 AQUORA RD STE 200 AQUORA HILLS, CA 91301	COLLINS JOSHUA W 1120 FESTA DR FRANKLIN, IN 46131	HARTMAN ERIN A 1262 SPRING MEADOW CT FRANKLIN, IN 46131	MEDERER DALLY J 1089 SPRING MEADOW CT FRANKLIN, IN 46131
ANNA 2015-1 BORROWER LLC 30001 AQUORA RD STE 200 AQUORA HILLS, CA 91301	COWS KETHA & GLORIA 1085 SPRING MEADOW CT FRANKLIN, IN 46131	HAMPTON NICHOLAS R & JAMIE J 1110 FESTA DR FRANKLIN, IN 46131	MILLER/FRANKLIN D & GEORGIA C 1206 FESTA DR FRANKLIN, IN 46131
ANNA 2015-2 BORROWER LLC 30001 AQUORA RD STE 200 AQUORA HILLS, CA 91301	COOP RICHIE W 332 CAMUEL DR WHITELAND, IN 46184	HARDIN RONALD L 2002 NAGARA LN FRANKLIN, IN 46131	MILLS JASON L & HEMBERLY R 1122 GRAND CANYON CT FRANKLIN, IN 46131
ASTA REVITALIS LLC 1206 EVERETT AVE LOUGHBOROUGH, NY 40204	COX DUSTIN D & AMY S 2108 TURNING LEAF DR FRANKLIN, IN 46131	HARMON KELLY D 1216 FESTA DR FRANKLIN, IN 46131	MULLER SCOTT J & UNKOWORTH DANIELLE 1164 FESTA DR FRANKLIN, IN 46131
BEZELL BRIAN P 2120 TURNING LEAF DR FRANKLIN, IN 46131	DAVIS ROGER D & VICKI A 1178 FESTA DR FRANKLIN, IN 46131	HART ZACHARY M & HEATHER J 1252 YELLOWSTONE WAY FRANKLIN, IN 46131	MUNST T3 SPE LLC 8836 MORRISON BLVD STE 320 CHARLOTTE, NC 28211
BECKING THOMAS E & JOYCE A 9231 NEW HAVEN RD MARTINSVILLE, IN 46151	DEEM ANTHONY 2004 FALCON CT FRANKLIN, IN 46131	HAWKINS JAMES E II 1106 TORINO LN FRANKLIN, IN 46131	MOORE KERRY A 1097 SPRING MEADOW CT FRANKLIN, IN 46131
BENNETT MATTHEW P & LEAH R 1107 SPRING MEADOWS CT FRANKLIN, IN 46131	DETROCH THOMAS E & PATTY L 1601 HARTING DR INDIANAPOLIS, IN 46217	HAYSE DANA K 1091 SPRING MEADOW CT FRANKLIN, IN 46131	MORRIS PAUL W & SHEILA L 1081 SPRING MEADOW CT FRANKLIN, IN 46131
BROOKINGS ALEX J 1128 FESTA DR FRANKLIN, IN 46131	ELIOTT SARA M & KENDER SAMUEL M 1240 NAGARA LN FRANKLIN, IN 46131	HEER ERIC W 1143 SPRING MEADOWS CT FRANKLIN, IN 46131	MASON ROBERT G & MICHELLE L 903 CEDARWOOD LN FRANKLIN, IN 46131
	FOSTER JOHN W 1223 YELLOWSTONE WAY FRANKLIN, IN 46131	HENDRICK JAMES & KAREN 1220 NAGARA LN FRANKLIN, IN 46131	MC CARTY ERICA 128 TURNING LEAF DR FRANKLIN, IN 46131
			NEW LIFE STYLE DEV CORP 4885 E 375 N DEV CORP FRANKLIN, IN 46184
			NIXON YVONNE 343 COUNTRY CLUB DR PEKIA, IL 61604
			NORRIS PHIL & JESSICA L 1085 SPRING MEADOW CT FRANKLIN, IN 46131
			BLUM MARCUS D & CRYSTAL L 1094 TORINO LN FRANKLIN, IN 46131
			O'NEILL JOSHUA & TISHA 1110 SPRING MEADOWS CT FRANKLIN, IN 46131
			OSBORNE JAMES M 1089 SPRING MEADOW CT FRANKLIN, IN 46131
			PETERSEN DEBEEK 1408 BRANNA AVE CARLSBAD, CA 92011
			ROBERTS LISA A & MIKE A 1167 FESTA DR BELLEVUE, WA 98008
			ROBINSON NEIL DEBEEK 1074 10TH AVE SE BELLEVUE, WA 98008
			ROSE CHARLES E 1213 GRAND CANYON CT FRANKLIN, IN 46131
			ROSS EARL L & BETTY J 1127 SPRING MEADOWS CT FRANKLIN, IN 46131-7048
			SCHAEFF LARRANCE L & HEMBERLY S 1079 SPRING MEADOW CT FRANKLIN, IN 46131
			SCHEIDT KENNETH T 1079 SPRING MEADOW CT FRANKLIN, IN 46131
			SHEPHERD JASON A & JULIANNE W 1228 YELLOWSTONE WAY FRANKLIN, IN 46131
			SMITH DEAN T 1234 SPRING MEADOWS CT FRANKLIN, IN 46131
			SMITH PAMELA J 1220 YELLOWSTONE WAY FRANKLIN, IN 46131
			SMOCK CHERYL & TIM 1985 FALCON CT FRANKLIN, IN 46131-7918
			SPANTON PHYLLIS 1262 YELLOWSTONE WAY FRANKLIN, IN 46131
			SPYAT BUILDERS LLC 168 W CARMEL DR CARMEL, IN 46032
			BAKER JONATHAN D & APRIL L LIFE 215 APRIL DR GREENWOOD, IN 46142
			STEFAN GREGG & KATLIN 1772 TURNING LEAF DR FRANKLIN, IN 46131
			STEVENS REBECCA 1143 FESTA DR FRANKLIN, IN 46131
			STRECHER ELIZABETH JOY 1226 FESTA DR FRANKLIN, IN 46131
			SUMMERS JOY D 1902 FALCON CT FRANKLIN, IN 46131
			SWINOLE TERRY L & DONNA 1077 SPRING MEADOW CT FRANKLIN, IN 46131
			WELLS LARRY E & DANNE 1147 FESTA DR WHITELAND, IN 46184-9625
			ULBRICK NICHOLAS H & AMBER 1081 SPRING MEADOW CT FRANKLIN, IN 46131
			VANHOVEN BRIAN H & KRISTIE R 1244 TURNING LEAF DR FRANKLIN, IN 46131
			WALKER CHRISTOPHER L 1081 SPRING MEADOW CT FRANKLIN, IN 46131
			WALKERSON SAMUEL L 2114 TURNING LEAF DR FRANKLIN, IN 46131
			WILSON ROBERT E II 109 SPRING MEADOWS CT FRANKLIN, IN 46131
			WRIGHT LARRY A II & RONDA S 1225 YELLOWSTONE WAY FRANKLIN, IN 46131



## LEGAL DESCRIPTION

PART OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 12 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, JOHNSON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

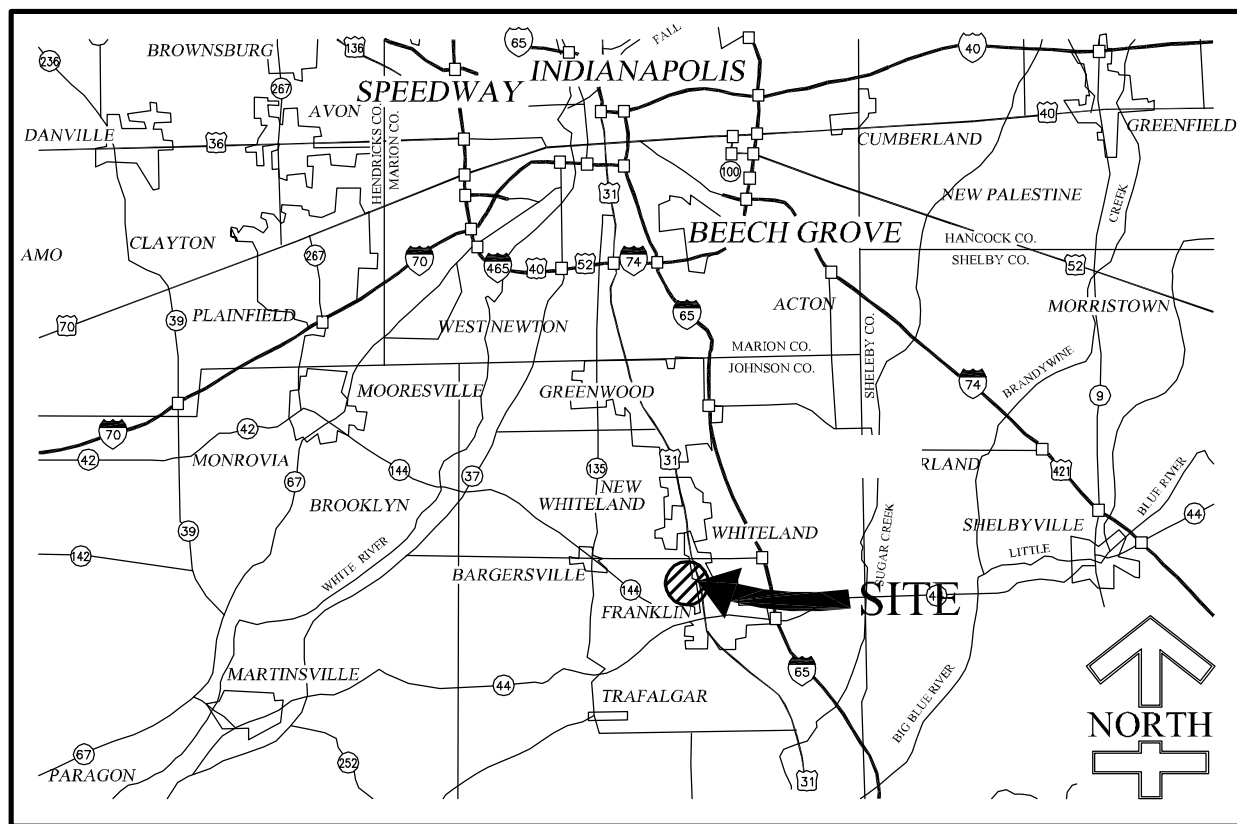
BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE ALONG THE NORTH LINE OF SAID HALF QUARTER SECTION NORTH 87 DEGREES 42 MINUTES 18 SECONDS EAST 257.10 FEET TO THE NORTHEAST CORNER OF DEER RUN SECTION FOUR THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 'D', PAGES 484 A AND B IN THE OFFICE OF THE RECORDER OF JOHNSON COUNTY, INDIANA, THE NEXT FIVE (5) COURSES FOLLOW THE WESTERLY LINE THEREOF; 1) THENCE SOUTH 17 DEGREES 45 MINUTES 47 SECONDS WEST 332.92 FEET; 2) THENCE NORTH 85 DEGREES 43 MINUTES 02 SECONDS WEST 65.70 FEET; 3) THENCE SOUTH 10 DEGREES 49 MINUTES 25 SECONDS WEST 165.00 FEET; 4) THENCE SOUTH 79 DEGREES 10 MINUTES 35 SECONDS EAST 29.23 FEET; 5) THENCE SOUTH 10 DEGREES 49 MINUTES 25 SECONDS WEST 140.00 FEET TO A NORTHERLY LINE OF DEER VILLAGE SECTION ONE THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 'D', PAGES 411 A AND B IN SAID RECORDERS OFFICE; THENCE ALONG THE NORTH LINE THEREOF NORTH 79 DEGREES 10 MINUTES 35 SECONDS WEST 219.43; THENCE NORTH 34 DEGREES 51 MINUTES 40 SECONDS WEST 159.01 FEET; THENCE NORTH 54 DEGREES 20 MINUTES 08 SECONDS WEST 109.74 FEET; THENCE NORTH 73 DEGREES 34 MINUTES 21 SECONDS WEST 99.18 FEET; THENCE NORTH 87 DEGREES 25 MINUTES 34 SECONDS WEST 47.99 FEET; THENCE SOUTH 87 DEGREES 30 MINUTES 57 SECONDS WEST 106.34 FEET; THENCE SOUTH 02 DEGREES 29 MINUTES 03 SECONDS EAST 180.00 FEET; THENCE NORTH 87 DEGREES 30 MINUTES 57 SECONDS EAST 38.90 FEET; THENCE SOUTH 02 DEGREES 29 MINUTES 03 SECONDS EAST 130.00 FEET; THENCE SOUTH 87 DEGREES 30 MINUTES 57 SECONDS WEST 185.57 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 58 SECONDS EAST 18.61 FEET; THENCE SOUTH 23 DEGREES 01 MINUTES 30 SECONDS EAST 147.74 FEET; THENCE SOUTH 11 DEGREES 59 MINUTES 07 SECONDS EAST 61.22 FEET; THENCE SOUTH 09 DEGREES 02 MINUTES 33 SECONDS WEST 75.58 FEET; THENCE SOUTH 23 DEGREES 48 MINUTES 28 SECONDS WEST 130.73 FEET; TO A POINT ON THE NORTH LINE OF DEER TRAILS SECTION THREE THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 'D', PAGES 52 A AND B IN SAID RECORDERS OFFICE. THE NEXT THREE (3) COURSES FOLLOW THE NORTHERLY LINE THEREOF; 1) THENCE SOUTH 87 DEGREES 53 MINUTES 51 SECONDS WEST 439.17 FEET; 2) THENCE NORTH 72 DEGREES 01 MINUTES 30 SECONDS WEST 52.57 FEET; 3) THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST 150.17 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION, SAID LINE ALSO BEING THE EAST LINE OF CUMBERLAND COMMONS SECTION TWO THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 'D', PAGES 672 A AND B IN SAID RECORDERS OFFICE AND CUMBERLAND COMMONS SECTION ONE THE PLAT OF WHICH IS RECORDED IN PLAT BOOK 'D', PAGES 508 A AND B IN SAID RECORDERS OFFICE; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 02 MINUTES 00 SECONDS WEST 1011.77 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE ALONG THE NORTH LINE OF SAID SOUTH HALF SECTION NORTH 87 DEGREES 30 MINUTES 55 SECONDS EAST 1352.32 FEET TO POINT OF BEGINNING CONTAINING 25.202 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND RESTRICTIONS

## PERTINENT DATA:

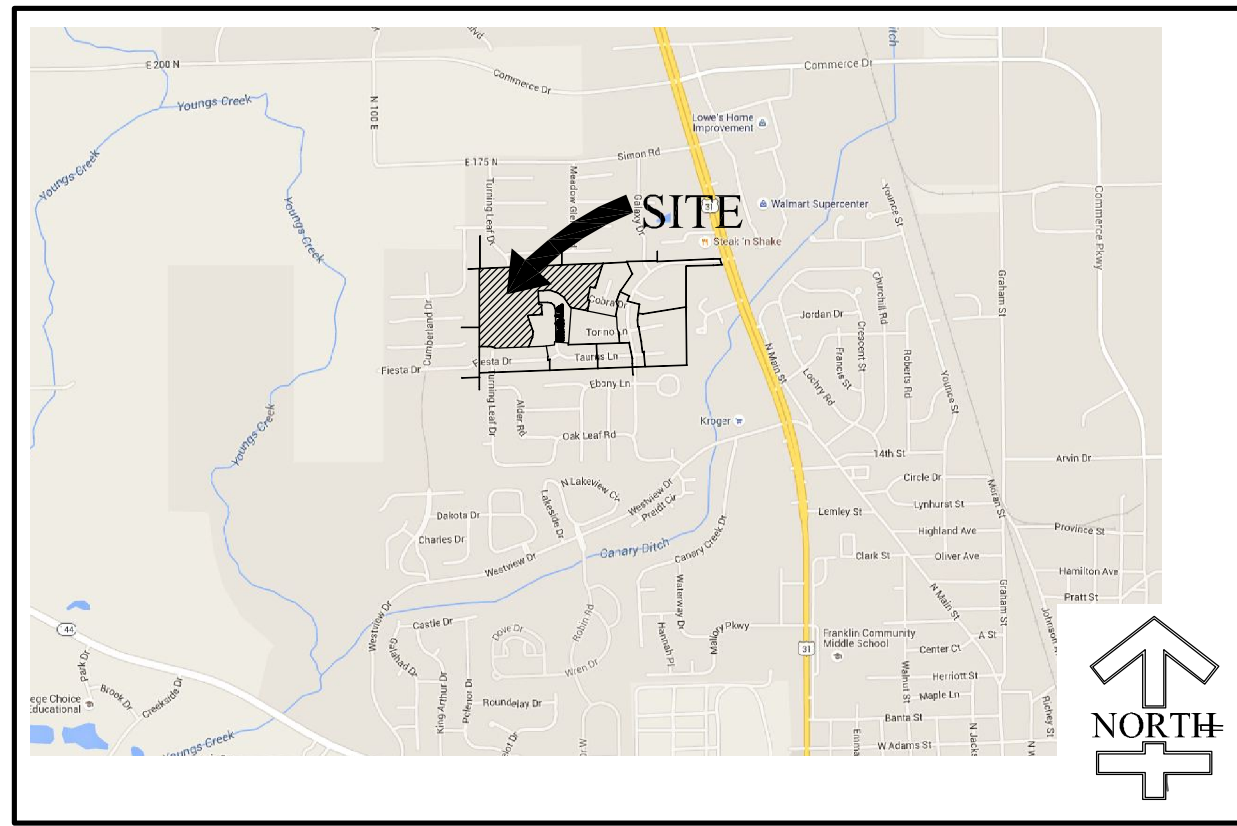
SUBDIVISION:	DEER MEADOWS - SECTIONS 2-5
OWNER:	NEW LIFE STYLE DEV. CORP. 4989 E 575 N WHITELAND, IN 46184 AND PYATT BUILDERS 168 W. CARMEL DRIVE CARMEL, IN 46032
SUBDIVIDER/ APPLICANT:	PYATT BUILDERS 168 W. CARMEL DRIVE CARMEL, IN 46032 TODD D. PYATT PHONE NO. (317) 379-0184
ENGINEER/ SURVEYOR:	PROJECTS PLUS 2650 FAIRVIEW PLACE, SUITE "W" GREENWOOD, INDIANA 46142 PHONE NO. (317) 882-5003 JEFFREY K. SMITH P.E. #18419 JEFFREY D. KNARR L.S. #200100069
DENSITY:	TOTAL ACREAGE - 25.20 AC. SINGLE-FAMILY LOTS - 85 LOTS PER ACRE - 3.38
ZONING:	RSN

## NOTES:

- 25' BUILDING SETBACK LINE UNLESS OTHERWISE NOTED
- SIDEWALKS SHALL BE ALONG BOTH SIDES OF ALL INTERIOR STREETS.
- 6" UNDERDRAINS SHALL BE PROVIDED UNDER THE CONCRETE ROLL CURB AND GUTTER.
- ALL CURBS SHALL BE TWO (2) FOOT CONCRETE ROLL CURB & GUTTER
- ALL LOTS SHALL BE SERVED BY THE FOLLOWING PUBLIC UTILITIES:  
TELEPHONE - CENTURYLINK  
ELECTRIC - DUKE ENERGY  
GAS - VECTREN GAS CO.  
SANITARY - FRANKLIN SANITATION  
WATER - INDIANA-AMERICAN WATER CO.  
CABLE TV - COMCAST
- ALL STREETS ARE 28' WIDE UNLESS OTHERWISE NOTED.
- THE COMMON AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- STREET TREES ARE REQUIRED FOR EVERY LOT AT A RATIO OF 1 PER EVERY 35 FT. OR PORTION THEREOF OF STREET FRONTAGE AND MEET THE REQUIREMENTS OUTLINED IN ARTICLE 6.15.



AREA MAP  
NOT TO SCALE



LOCATION MAP  
SCALE: 1" = 3000'

## BENCHMARK: ELEV.=755.95

- NORTH RIM ON MANHOLE NO. 8 IN DEER TRACE SUBDIVISION.  
I.B.M. ELEV.=753.39
- TOP OF EXISTING SANITARY MANHOLE AT CORNER OF LOT #29 IN DEER RUN SEC. 2.

## STATEMENT OF PROPOSED USE:

PROPOSED SITE TO BE SUBDIVIDED INTO 85 SINGLE FAMILY RESIDENCES. PROPOSED STARTING DATE OF CONSTRUCTION IS SPRING 2018 AND COMPLETED APPROXIMATELY FALL 2021.

## SINGLE FAMILY ZONING RSN REQUIREMENTS

- THE MINIMUM LOT SQUARE FOOTAGE SHALL BE 7,800 SQUARE FEET.
- THE MINIMUM LOT FRONT WIDTH IS 60 FEET.
- MINIMUM SIDE YARD SETBACK IS 5 FEET.
- MINIMUM REAR YARD SETBACK IS 5 FEET.
- MINIMUM FRONT YARD SETBACK IS 25 FEET.

## FLOOD INFORMATION

THE ACCURACY OF THE FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY, AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF JOHNSON COUNTY, INDIANA, COMMUNITY PANEL #18081002270 DATED AUGUST 2, 2007, THE DESCRIBED REAL ESTATE LIES WITHIN ZONE "X", WHICH IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN".

## UTILITY CONTACT INFORMATION

### TELEPHONE

CENTURYLINK COMMUNICATION  
1147 NORTH MORTON STREET  
FRANKLIN, IN 46131  
PHONE #: (317) 736-4863  
CONTACT: DAVID MEYERS  
DAVIDMEYERS@CENTURYLINK.COM

### TELEPHONE

METRONET COMMUNICATION  
1111 COMMERCE DRIVE  
FRANKLIN, IN 46131  
PHONE #: (317) 739-0739  
CONTACT: RICK HITE

### GAS

VECTREN ENERGY  
600 INDUSTRIAL DRIVE  
FRANKLIN, IN 46131  
PHONE #: (317) 736-2989  
CONTACT: RANDY CRUTCHFIELD  
RCRUTCHFIELD@VECTREN.COM

### ELECTRIC

DUKE ENERGY  
2515 N. MORTON ST.  
FRANKLIN, IN 46131  
PHONE #: (317) 736-2014  
CONTACT: JOE NUENSCHWANDER  
JOSEPH.NUENSCHWANDER@DUKE-ENERGY.COM

### WATER

INDIANA - AMERICAN WATER CO.  
555 E. COUNTY LINE ROAD, SUITE 201  
GREENWOOD, IN 46143  
PHONE #: (317) 885-2426  
CONTACT: TRACY S. WHITE  
TRACY.S.WHITE@AMERICANWATER.COM

### SANITARY SEWERS

CITY OF FRANKLIN  
DEPARTMENT OF PUBLIC WORKS  
796 SOUTH STATE ST.  
FRANKLIN, IN 46131  
CONTACT: RICK LITTLETON  
DPWSPERINTENDENT@FRANKLIN.IN.GOV

### CABLE

COMCAST COMMUNICATION  
1600 WEST VERNAL PIKE  
BLOOMINGTON IN 47404  
PHONE #: (812) 355-7822  
CONTACT: STEVE MCARTOR  
STEVE.MCARTOR@CABLE.COMCAST.COM

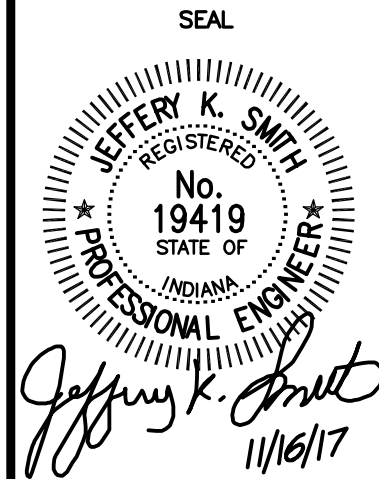


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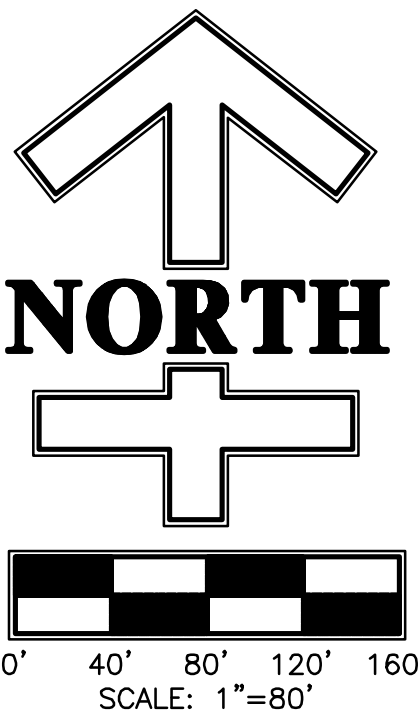
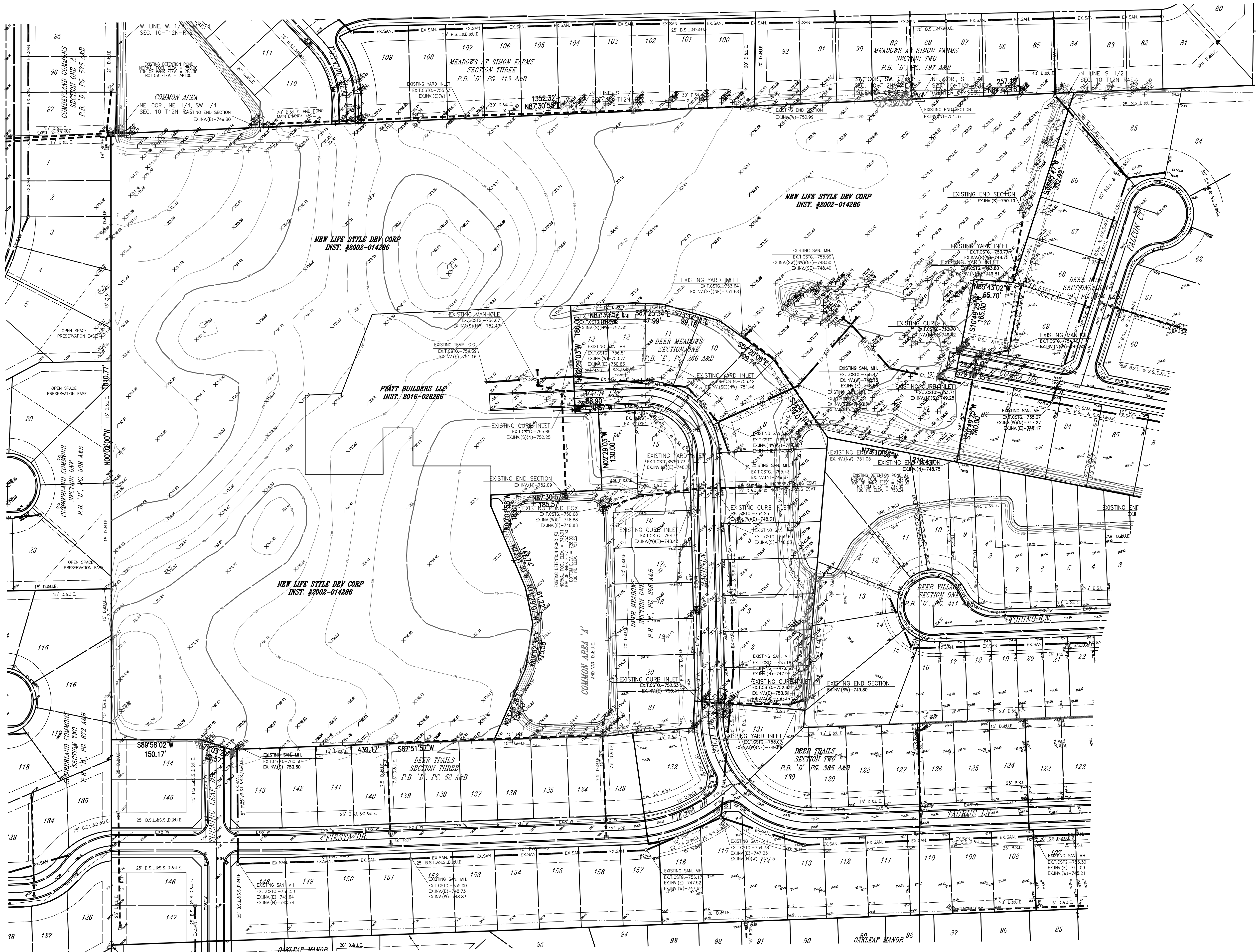
DATE	REVISION	SYMBOL	SCALE	1"=200'	DRAWN	CHECKED	CERTIFIED
					JPH	JKS	JKS
PROJECT: PRIMARY PLAT FOR DEER MEADOWS - SECTIONS 2-5 CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA							
TITLE: SHEET							

**PROJECTS plus**  
GREENWOOD SURVEYING COMPANY  
REGISTERED  
No. 19419  
INDIANA  
CIVIL ENGINEERING - LAND SURVEYING  
LAND PLANNING - CONSTRUCTION MANAGEMENT  
2650 Fairview Place Suite W - Greenwood, Indiana  
(317)-882-5003



JOB NUMBER	15015
SHEET	1
OF	3
SHEETS	
DATE	NOVEMBER 16, 2017





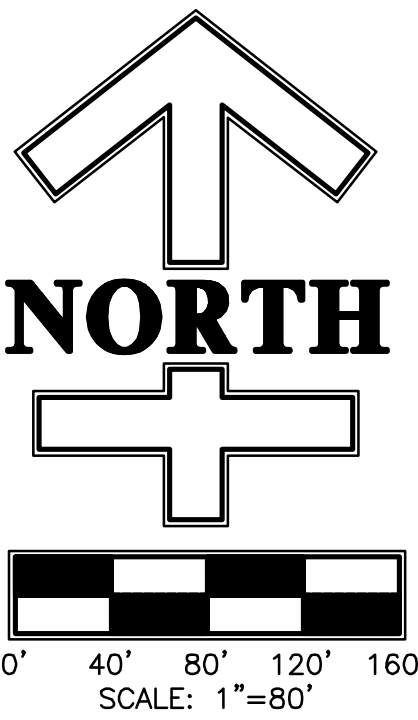
**BENCHMARK: ELEV.=755.95**  
1. NORTH RIM ON MANHOLE NO. 8 IN DEER TRACE SUBDIVISION.  
**T.B.M. ELEV.=753.39**  
1. TOP OF EXISTING SANITARY MANHOLE AT CORNER OF LOT #29 IN DEER RUN SEC. 2.

- EXISTING LEGEND :**
- EX. SAN — EXISTING SANITARY SEWER W/ MANHOLE
  - EX. STORM — EXISTING STORM SEWER W/ END SECTION, MANHOLE, YARD INLET, AND CURB INLET
  - EX. WATER — EXISTING WATER LINE
  - EX. OVERHEAD — EXISTING OVERHEAD POWER LINE
  - EX. UTILITY — EXISTING UTILITY POLE W/ GUYWIRE
  - EX. TREE/SHRUB — EXISTING TREE/SHRUB ROW
  - EX. CONTOUR — EXISTING CONTOUR LINE

DATE	
REVISION	
SYMBOL	
SCALE	1"=80'
DRAWN	JPH
CHECKED	JKS
CERTIFIED	JKS
PROJECT	PRIMARY PLAT FOR DEER MEADOWS - SECTIONS 2-5 CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA
TITLE	EXISTING SITE CONDITIONS
<b>PROJECTS plus</b> GREENWOOD SURVEYING COMPANY CIVIL ENGINEERING - LAND SURVEYING PLANNING - CONSTRUCTION MANAGEMENT 2850 Fairview Plaza Suite W - Greenwood, Indiana 46142 (317) 882-5003	
SEAL JEFFERY K. SMITH REGISTERED No. 19419 STATE OF INDIANA PROFESSIONAL ENGINEER Jeffery K. Smith 11/16/17	
JOB NUMBER	15015
SHEET	2
OF	3 SHEETS
DATE	NOVEMBER 16, 2017

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**LANDSCAPE NOTE:**  
1. STREET TREES ARE REQUIRED FOR EVERY LOT AT A RATIO OF 1 PER EVERY 35 FT. OR PORTION THEREOF OF STREET FRONTAGE AND MEET THE REQUIREMENTS OUTLINED IN ARTICLE 6.15.

**NOTES:**  
1. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS THE AGGREGATE BASE LAYERS FOR ALL STREETS, DRIVES AND PARKING LOTS AND ALL WATER MAINS AND HYDRANTS FOR THE SITE DEVELOPMENT MUST BE INSTALLED PER APPROVED SPECIFICATIONS AND MADE SERVICEABLE.  
2. ALL CURB RADI AT THE INTERSECTIONS SHALL BE HAVE A RADIUS OF 25' UNLESS OTHERWISE NOTED

LOT SUMMARY		
SECTION	LOTS	ACREAGE
2	22	6.31 AC.
3	23	7.15 AC.
4	18	6.59 AC.
5	22	5.15 AC.
TOTAL	85	25.20 AC.

**LEGEND :**

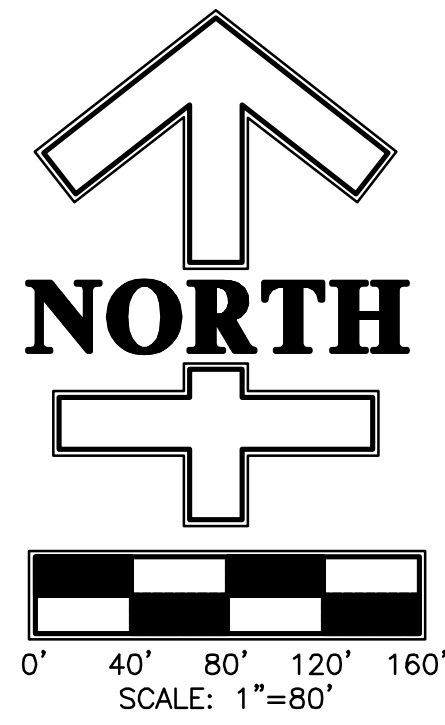
- 27 LOT NUMBER
- 12,200 S.F. LOT SQUARE FOOTAGE
- S.S., D.&U.E. SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
- D.&U.E. DRAINAGE AND UTILITY EASEMENT
- B.S.L. BUILDING SETBACK LINE
- R/W RIGHT-OF-WAY
- PROPOSED HANDICAP ACCESS RAMP



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DATE	
REVISION	
SYMBOL	
SCALE	1"=80'
DRAWN	JPH
CHECKED	JKS
CERTIFIED	JKS
PROJECT	PRIMARY PLAT FOR DEER MEADOWS - SECTIONS 2-5 CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA
TITLE	PROPOSED SITE CONDITIONS (GEOMETRICS)
<b>PROJECTS plus</b> GREENWOOD SURVEYING COMPANY CIVIL ENGINEERING - LAND SURVEYING LAND PLANNING - CONSTRUCTION MANAGEMENT 2850 Fairview Plaza Suite W - Greenwood, Indiana 46142 (317) 882-5003	
<b>SEAL</b> JEFFERY K. SMITH REGISTERED No. 19419 STATE OF INDIANA PROFESSIONAL ENGINEER Jeffery K. Smith 11/16/17	
JOB NUMBER	15015
SHEET	3A
OF	3 SHEETS
DATE	NOVEMBER 16, 2017





**WATER NOTE**  
1. ALL WATER MAINS SHALL BE IN ACCORDANCE WITH INDIANA-AMERICAN WATER COMPANY  
2. ALL WATER MAINS SHALL BE C900 DR14 TYPE. ALL FIRE HYDRANTS SHALL MEET CITY OF FRANKLIN FIRE DEPARTMENT REQUIREMENTS AND MUST HAVE STORGE TYPE CONNECTORS.  
**BENCHMARK: ELEV.=755.95**  
1. NORTH RIM ON MANHOLE NO. 8 IN DEER TRACE SUBDIVISION.  
**T.B.M. ELEV.=753.39**  
1. TOP OF EXISTING SANITARY MANHOLE AT CORNER OF LOT #29 IN DEER RUN SEC. 2.

- PROPOSED LEGEND :**
- 27 LOT NUMBER
  - 8" PVC PROPOSED SANITARY SEWER W/ MANHOLE
  - 15" RCP PROPOSED STORM SEWER W/ END SECTION, DITCH INLET AND CURB INLET
  - 8" W PROPOSED WATER LINE W/ VALVE AND FIRE HYDRANT AND ASSEMBLY
  - S.S., D.&U.E. D.U.E. B.S.L. SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT DRAINAGE AND UTILITY EASEMENT BUILDING SETBACK LINE

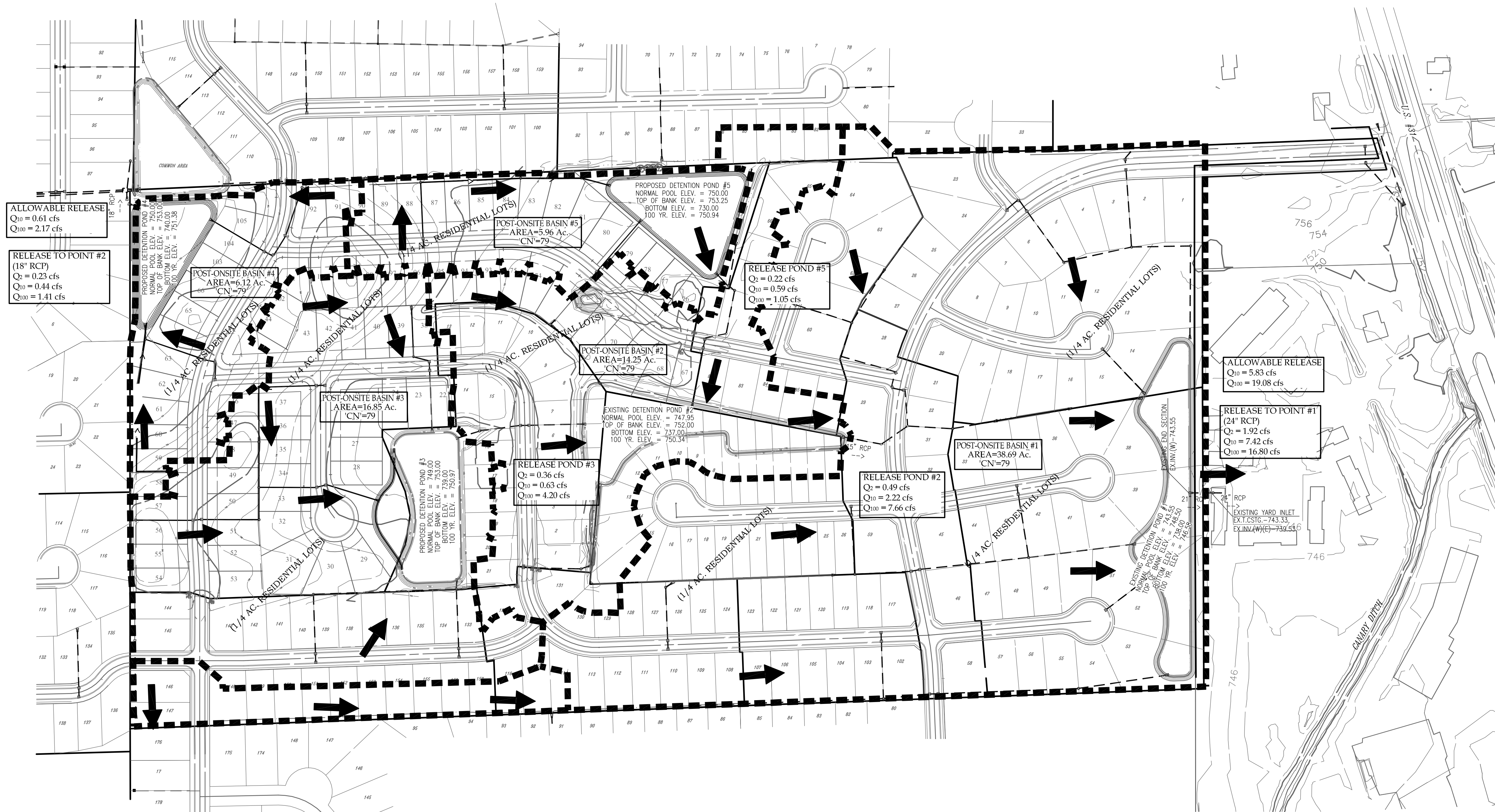
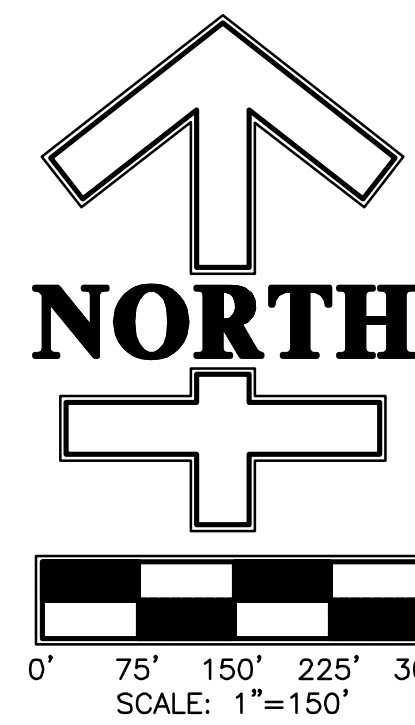
- EXISTING LEGEND :**
- 8" SAN EXISTING SANITARY SEWER W/ MANHOLE
  - 15" RCP EXISTING STORM SEWER W/ END SECTION, MANHOLE, YARD INLET, AND CURB INLET
  - EX-6" W EXISTING WATER LINE
  - 752 EXISTING CONTOUR LINE



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DATE	
REVISION	
SYMBOL	
SCALE	1"=80'
DRAWN	JPH
CHECKED	JKS
CERTIFIED	JKS
PROJECT	PRIMARY PLAT FOR DEER MEADOWS - SECTIONS 2-5 CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA
TITLE	PROPOSED SITE CONDITIONS (UTILITIES)
SEAL	
JOB NUMBER	15015
SHEET	3B
OF	3 SHEETS
DATE	NOVEMBER 16, 2017





PROPOSED LEGEND :

- 27 LOT NUMBER
- PROPOSED STORM SEWER W/ END SECTION, DITCH INLET AND CURB INLET
- S.S., D.&U.E.  
D.&U.E.  
B.S.L.  
R/W
- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT  
DRAINAGE AND UTILITY EASEMENT  
BUILDING SETBACK LINE  
RIGHT-OF-WAY

EXISTING LEGEND :

- EXISTING STORM SEWER W/ END SECTION, MANHOLE, YARD INLET, AND CURB INLET
- 752 EXISTING CONTOUR LINE



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DATE	REVISION	SYMBOL	SCALE	PROJECT	TITLE
			1"=150'	PRIMARY PLAT FOR DEER MEADOWS - SECTIONS 2-5 CITY OF FRANKLIN, JOHNSON COUNTY, INDIANA	POST-DEVELOPED DRAINAGE BASINS
			DRAWN JPH	CHECKED JKS	CERTIFIED JKS
<b>PROJECTS plus</b> GREENWOOD SURVEYING COMPANY CIVIL ENGINEERING - LAND SURVEYING LAND PLANNING - CONSTRUCTION MANAGEMENT 2850 Fairview Plaza Suite W - Greenwood, Indiana 46142 (317) 882-5003					
<div>SEAL JEFFERY K. SMITH REGISTERED No. 19419 STATE OF INDIANA PROFESSIONAL ENGINEER Jeffery K. Smith 11/16/17</div>					
JOB NUMBER <b>15015</b> SHEET					
<b>3C</b>					
OF <b>3</b> SHEETS					
DATE <b>NOVEMBER 16, 2017</b>					