THIS INSTRUMENT PREPARED BY:

KRISTOPHER K. EICHHORN
HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, INDIANA 46204
PHONE: (317) 347-3663

DEVELOPED BY:
CALATLANTIC HOMES OF INDIANA, INC.
A LENNAR COMPANY
9025 NORTH RIVER ROAD, SUITE 100
INDIANAPOLIS, INDIANA 46240
PHONE: (317) 659-3200

DEVELOPMENT STANDARDS (R3)

FRONT YARD SETBACK	30' (MIN.)
SIDE YARD SETBACK	5' (MIN.)
REAR YARD SETBACK	15' (MIN.)
MIN. LOT WIDTH	60'
MIN. LOT SQUARE FOOTAGE	6,000 SF
MIN. LIVING AREA	1,200 SF
MAX. PRIMARY STR. HEIGHT	35'

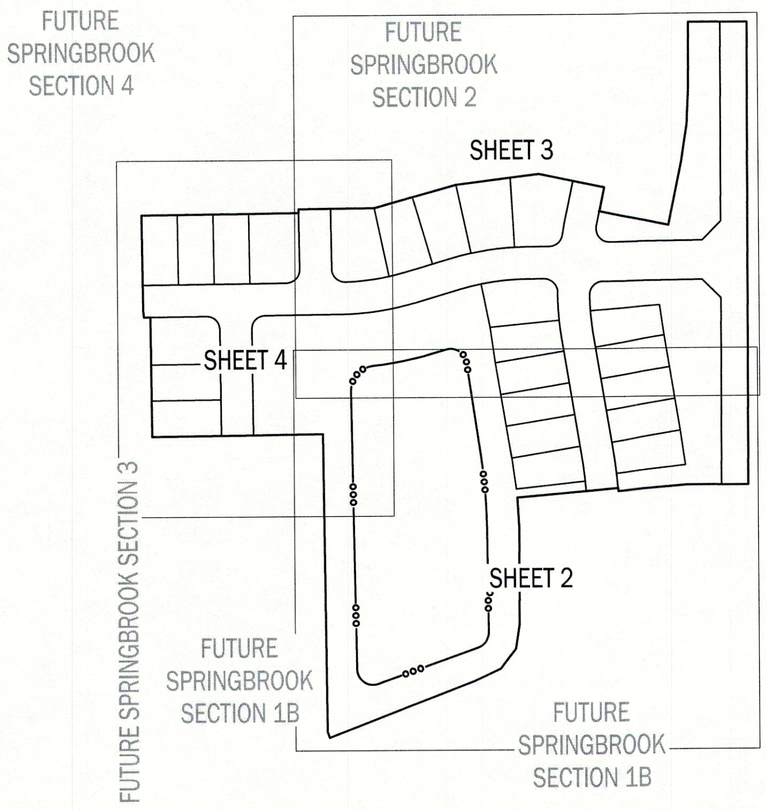
SPRINGBROOK
SECTION 1A
FINAL PLAT

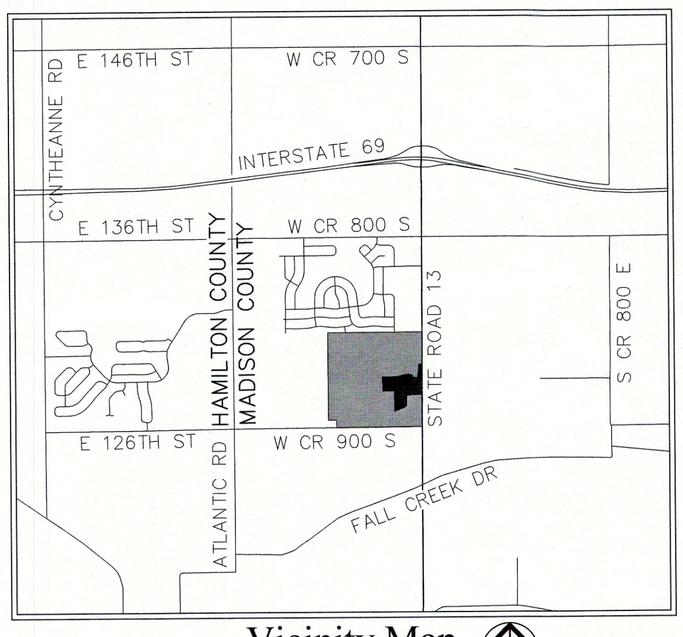
DRAFT

GREEN TOWNSHIP, MADISON COUNTY, INDIANA
(SE 1/4 SEC. 28, TOWNSHIP 18 NORTH, RANGE 6 EAST)

Curve Table

Curve #	Length	Radius	Chord Bearing	Chord Length	Delta
C1	5.40'	1030.00'	N04°52'04"W	5.40'	0°18'02"
C2	74.33'	970.00'	N07°12'47"W	74.31'	4°23'25"
C3	76.62'	1000.00'	N07°12'47"W	76.61'	4°23'25"
C4	84.32'	1030.00'	N07°03'47"W	84.30'	4°41'26"
C5	87.84'	530.00'	S04°39'37"E	87.74'	9°29'46"
C6	138.65'	500.00'	S01°27'52"E	138.20'	15°53'16"
C7	72.35'	470.00'	S04°59'55"E	72.28'	8°49'10"
C8	39.28'	25.00'	S44°25'30"W	35.36'	90°01'39"
C9	39.55'	25.00'	N45°14'12"W	35.56'	90°38'57"
C12	129.87'	470.00'	S81°31'23"W	129.45'	15°49'53"
C13	138.16'	500.00'	S81°31'23"W	137.72'	15°49'53"
C14	146.44'	530.00'	S81°31'23"W	145.98'	15°49'53"
C15	118.37'	470.00'	N80°49'20"E	118.06'	14°25'48"
C16	138.16'	500.00'	N81°31'23"E	137.72'	15°49'53"
C17	146.44'	530.00'	N81°31'23"E	145.98'	15°49'53"
C18	39.88'	25.00'	S46°15'43"E	35.79'	91°24'05"
C19	39.27'	25.00'	N44°26'20"E	35.36'	90°00'00"
C20	46.70'	500.00'	S09°09'18"W	46.68'	5°21'05"





Vicinity Map 1" = 3000'

Grid North

0 100' 200' 400'
Scale: 1" = 200'

SEE SHEET 5 FOR LAND DESCRIPTION

Plot Date: Feb 06, 2019 Plot Time: 9:31am File Name: W:\CalAtlantic Homes\2017-271-A CalAtlantic- Springbrook Sect 1\Design\CAD\17271-A.xbase.dwg, Layout: PLAT 1-2 By: sdowney

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(SE 1/4 SEC. 28, TOWNSHIP 18 NORTH, RANGE 6 EAST)

LEGEND

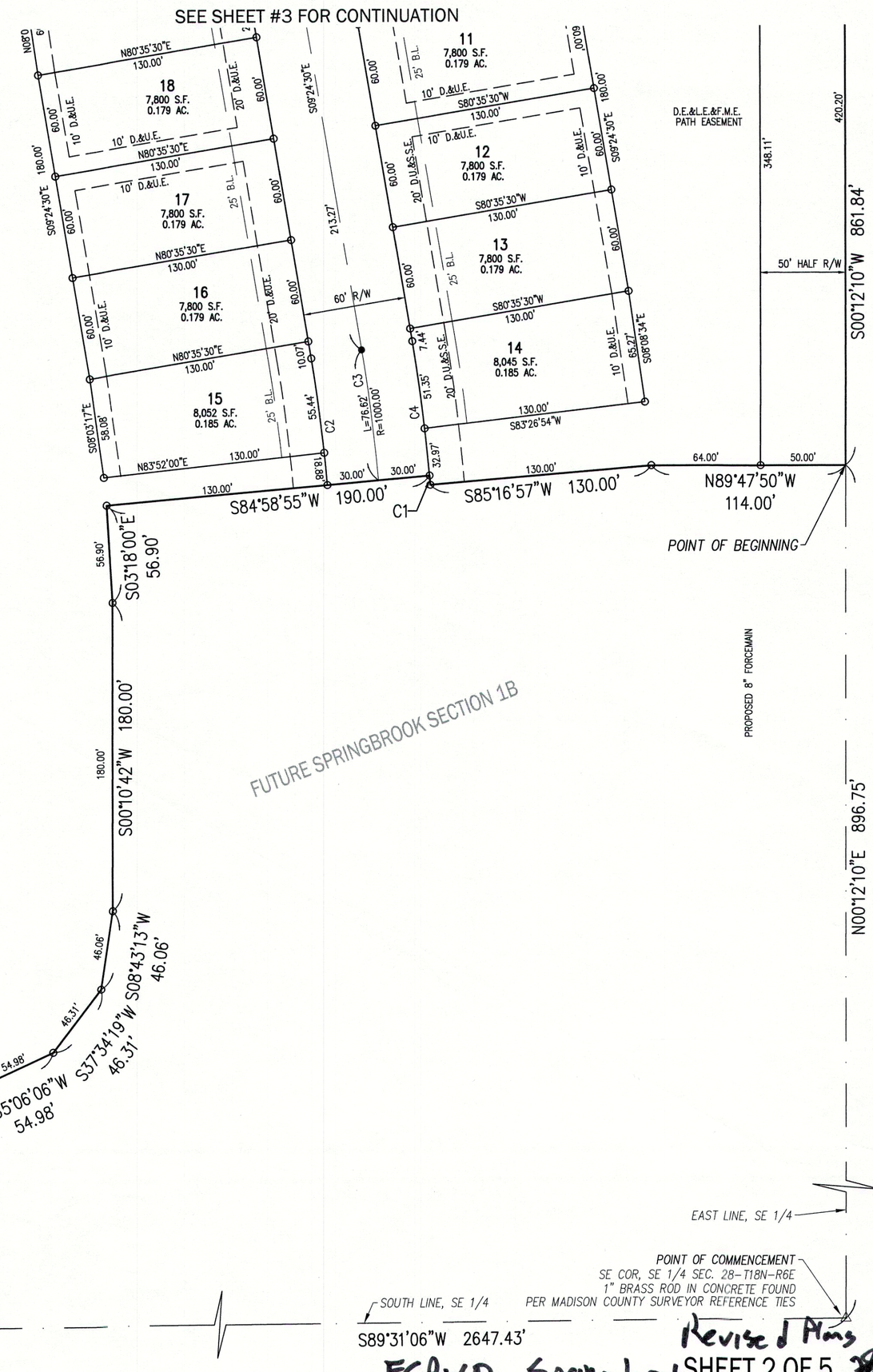
S.S.E.	SANITARY SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE, UTILITY AND SANITARY SEWER EASEMENT
D.&S.S.E.	DRAINAGE AND SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
D.U.&L.E.	DRAINAGE, UTILITY AND LANDSCAPE EASEMENT
D.E.	DRAINAGE EASEMENT
L.E.	LANDSCAPE EASEMENT
F.M.E.	FORCEMAIN EASEMENT
25	LOT NUMBER
B.L.	BUILDING SETBACK LINE
R.B.L.	REAR BUILDING SETBACK LINE
S.F.	SQUARE FEET
AC.	ACRES±
R/W	PUBLIC RIGHT-OF-WAY
1234	LOT ADDRESS
VAR.	VARIABLE

SUBDIVISION MONUMENTS

- ● DENOTES A 5/8" DIA. FLUTED ROD 6" LONG WITH 1-1/2" DIA. ALUMINUM CAP STAMPED "HWC ENGINEERING FIRM #0114" TO BE SET FLUSH WITH THE FINISHED STREET SURFACE
- ○ DENOTES A 5/8" REBAR 30" LONG WITH YELLOW CAP STAMPED "HWC ENGINEERING FIRM #0114" TO BE SET AT LOT CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.
- ■ DENOTES A 4-INCH SQUARE CONCRETE MONUMENT WITH 5/8" REBAR 30" LONG WITH FLUSH CAP MARKED "HWC ENGINEERING FIRM #0144"

SUBDIVISION MONUMENTATION

MONUMENTS THAT ARE SHOWN ON THIS PLAT WILL BE SET IN PLACE AFTER THE RECORDATION OF THIS PLAT. AN AFFIDAVIT, CROSS-REFERENCED TO THIS PLAT, WILL BE RECORDED AFTER THE SUBDIVISION MONUMENTATION HAS BEEN COMPLETED NO LATER THAN TWO (2) YEARS AFTER RECORDATION OF THIS PLAT.



Grid North

0 25' 50' 100'
Scale: 1" = 50'

SEE SHEET 1 FOR CURVE TABLE
SEE SHEET 5 FOR LAND DESCRIPTION

Revised Plans
FCRWD Springbrook

2/6/19