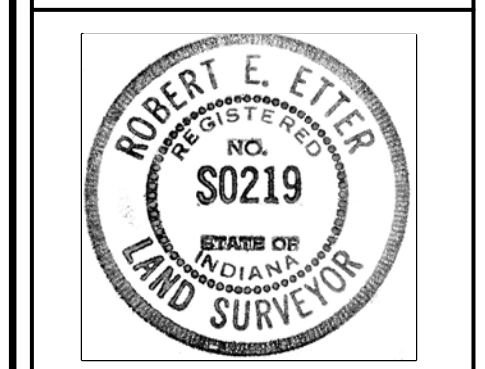


DATE	REVISION	SYMBOL

**KERRINGTON PROPER SECTION III**  
SHEET TITLE  
**PRIMARY PLAT**

**IXOYE**  
Civil Engineering, Inc.  
IXOYE CIVIL ENGINEERING, INC.  
P.O. BOX 48  
BARGERSVILLE, INDIANA 46106  
317-840-0026



ROBERT E. ETTER  
REG. LAND SURVEYOR NO. S0219  
DATE  
SEPTEMBER 12, 2014  
SHEET **2** OF **4**

**K E R R I N G T O N P R O P E R S E C T I O N T W O**

DEVELOPMENT INFORMATION			LEGEND																																							
<b>DEVELOPER</b> KERRINGTON PROPER III DEVELOPMENT, LLC 3795 Claybrook Court Bargersville, IN 46106 (317) 319-2923	<b>ENGINEER</b> ROY N. CARLSGAARD, P.E. IXOYE CIVIL ENGINEERING, INC. P.O. Box 48 Bargersville, IN 46106 (317) 840-0026	<b>SURVEYOR</b> ROBERT E. ETTER, R.L.S. 1135 W. SR 44 Franklin, IN 46131 (317) 736-7093	<b>CURRENT ZONING:</b> A-1-F & R-1 <b>PROPOSED ZONING:</b> R-1 <b>FRONT YARD SETBACK:</b> 30' <b>REAR YARD SETBACK:</b> 30' <b>SIDE YARD SETBACK:</b> 10' <b>MINIMUM ACCESS EASEMENT:</b> 20' <b>TOTAL NUMBER OF LOTS:</b> 37 <b>TOTAL ACREAGE:</b> 31.76 AC.	<b>STREETS:</b> PUBLIC; 50' R/W, 26' WIDTH, CURB & GUTTER <b>SIDEWALK:</b> BOTH SIDES OF STREETS <b>WATER:</b> PUBLIC <b>SANITARY SEWER:</b> PUBLIC <b>STORM SEWER:</b> ENCLOSED & CULVERT CROSSINGS <b>SCHOOL DISTRICT:</b> CENTER GROVE SCHOOL CORPORATION	<table border="0"> <tr> <td>○ LIGHT POLE</td> <td>— W — PROP. WATER LINE</td> <td>— — — EXIST. FLOWLINE</td> <td>— — — EXIST. PROPERTY LINE</td> </tr> <tr> <td>● CONTROL POINT</td> <td>— G — PROP. GAS LINE</td> <td>— — — EXIST. GRASS</td> <td>— — — EXIST. EASEMENT</td> </tr> <tr> <td>⊕ BENCHMARK</td> <td>— E — E — PROP. ELECTRIC</td> <td>— — — EXIST. TREELINE</td> <td>— — — PROP. PROPERTY LINE</td> </tr> <tr> <td>☐ TELEPHONE BOX</td> <td>— FO — FO — PROP. FIBER OPTIC</td> <td>— — — EXIST. MAILBOX</td> <td>— — — PROP. EASEMENT</td> </tr> <tr> <td>⊙ SANITARY MANHOLE</td> <td>— T — T — PROP. TELEPHONE</td> <td>○ EXIST. POST/WOOD BOLLARD</td> <td>— — — PROP. SETBACKS</td> </tr> <tr> <td>⊕ FIRE HYDRANT</td> <td>— PFM — PROP. SANITARY SEWER</td> <td>○ EXIST. SHRUB</td> <td>FYS FRONT YARD SETBACK</td> </tr> <tr> <td>⊕ WATER VALVE</td> <td>— X — X — PROP. FENCE</td> <td>○ EXIST. DECIDUOUS TREE</td> <td>RYS REAR YARD SETBACK</td> </tr> <tr> <td>⊕ POWER POLE</td> <td>— — — PROP. CONTOUR, INDEX</td> <td>○ EXIST. CONIFER TREE</td> <td>SYS SIDE YARD SETBACK</td> </tr> <tr> <td>⊕ INLET</td> <td>— — — PROP. CONTOUR, INTERMED.</td> <td>— — — EXIST. SIGN</td> <td>D&amp;UE DRAINAGE &amp; UTILITY EASEMENT</td> </tr> </table>	○ LIGHT POLE	— W — PROP. WATER LINE	— — — EXIST. FLOWLINE	— — — EXIST. PROPERTY LINE	● CONTROL POINT	— G — PROP. GAS LINE	— — — EXIST. GRASS	— — — EXIST. EASEMENT	⊕ BENCHMARK	— E — E — PROP. ELECTRIC	— — — EXIST. TREELINE	— — — PROP. PROPERTY LINE	☐ TELEPHONE BOX	— FO — FO — PROP. FIBER OPTIC	— — — EXIST. MAILBOX	— — — PROP. EASEMENT	⊙ SANITARY MANHOLE	— T — T — PROP. TELEPHONE	○ EXIST. POST/WOOD BOLLARD	— — — PROP. SETBACKS	⊕ FIRE HYDRANT	— PFM — PROP. SANITARY SEWER	○ EXIST. SHRUB	FYS FRONT YARD SETBACK	⊕ WATER VALVE	— X — X — PROP. FENCE	○ EXIST. DECIDUOUS TREE	RYS REAR YARD SETBACK	⊕ POWER POLE	— — — PROP. CONTOUR, INDEX	○ EXIST. CONIFER TREE	SYS SIDE YARD SETBACK	⊕ INLET	— — — PROP. CONTOUR, INTERMED.	— — — EXIST. SIGN	D&UE DRAINAGE & UTILITY EASEMENT	<p><b>FLOODPLAIN INFORMATION</b> PER INDEX MAP NO. 18081CINDOA, EFFECTIVE DATE AUGUST 2, 2007, MAP PANEL 18081C0115D IS NOT AVAILABLE FOR PRINT; NO SPECIAL FLOOD HAZARD AREAS HAVE BEEN IDENTIFIED. MFPG ESTABLISHED FROM LOCAL ON-SITE ANALYSIS WITHOUT MODELING OF CROOKED CREEK. ZONE X ON HISTORIC FIRM MAP 1801110075C.</p>
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