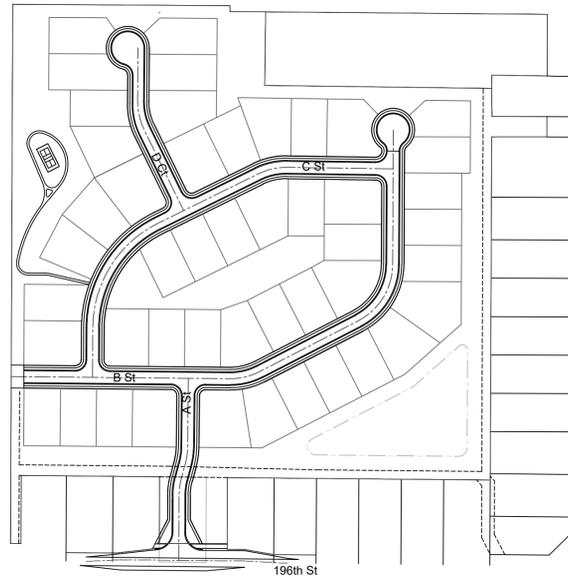


# EXHIBIT C

# PRELIMINARY DEVELOPMENT PLAN RETREAT AT MORSE SUBDIVISION NOBLESVILLE, INDIANA R4/PD ZONING



AERIAL PHOTO



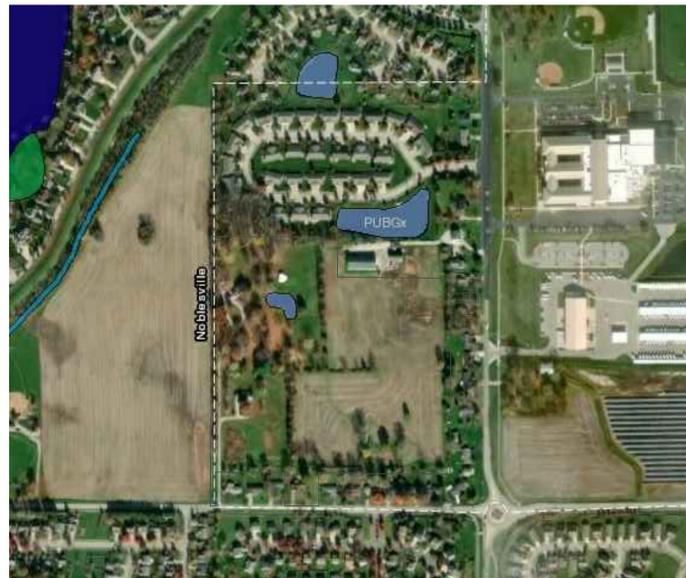
SITE PLAN



SOILS MAP



FLOOD MAP



NATIONAL WETLAND INVENTORY MAP

### PROJECT SUMMARY

PARCEL ADDRESS:  
7560 EAST 196TH ST  
NOBLESVILLE, IN 46062

PARCEL NUMBERS:  
10-06-23-00-01-006.000 (PARTIAL)  
10-06-23-04-01-007.001  
10-06-23-00-01-007.000  
10-06-23-00-01-007.001  
10-06-23-00-01-008.000  
10-06-23-00-01-005.000  
10-06-23-00-01-009.000  
10-06-23-04-02-004.000

PARCEL ACREAGE: 27.45 ACRES  
CURRENT OWNERS:  
HARBOR PROPERTIES LLC  
MORSE LAKE INDUSTRIAL PARK LLC  
CURRENT USE: RESIDENTIAL  
CURRENT ZONING: R1  
PROPOSED ZONING: R4/PD

### PROJECT SUMMARY

TOTAL SITE AREA	27.45 AC
RETENTION	1.19 AC
196th / HAGUE DEDICATION	0.28 AC
PROPOSED ROW	4.04 AC
NET SITE AREA	21.96 AC
NET DENSITY	94
TOTAL NUMBER OF LOTS	4.28 LOTS/ACRE
NET DENSITY	9.16 AC
GROSS OPEN SPACE %	33%
MINIMUM LOT AREA	10,000 SF
TYPICAL LOT AREA	11,475 SF
MIN LOT WIDTH (AT SETBACK)	88' (2 UNITS)
FRONT YARD SETBACK	25'
SIDE YARD SETBACK	5'
REAR YARD SETBACK	20'
MAXIMUM LOT COVERAGE	60%
R/W WIDTH	54'
MINIMUM GROSS FLOOR AREA	1,500 SF

THERE ARE NO REGULATED DRAINS ON THE SITE

ANY ON-SITE WETLANDS WILL BE DELINEATED AND IMPACTS WILL BE PERMITTED (AND MITIGATED IF NECESSARY)

APPROXIMATELY 0.5 ACRES IS IN A FLOOD HAZARD AREA AND IS PROPOSED TO BE PRESERVED

### NOTES:

- ALL OWNERSHIP AND PARCEL INFORMATION, INCLUDING THE CALCULATED LOT METERS AND BOUNDS, ARE BASED ON BEST AVAILABLE DATA OR FROM THE HAMILTON COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) AND RECORDED LEGAL DESCRIPTIONS FOR THE PROPERTY AND IS BELIEVED TO BE CURRENT AS OF THE DATE OF THESE PLANS.
- ALL DESIGN INFORMATION WITHIN THIS ENTIRE PLAN SET IS THE PROPERTY OF ARTEMIS ENGINEERING, LLC AND MAY NOT BE USED WITHOUT PRIOR WRITTEN CONSENT.

### SHEET INDEX

- C1.0 COVER SHEET
- C1.1 PRELIMINARY PLAT PLAN
- C1.2 PRELIMINARY DEVELOPMENT PLAN
- C1.3 PRELIMINARY DEVELOPMENT PLAN
- L1.0 LANDSCAPE PLAN

A ST: 54.0' ROW 430 LF  
B ST: 54.0' ROW 1,329 LF  
C ST: 54.0' ROW 1,005 LF  
D CT: 54.0' ROW 406 LF

TOTAL NEW ROW: 3,170 LBS  
0.60 MILES  
4.04 AC

### UTILITIES

TYPE	COMPANY	CONTACT	PHONE NO.
CABLE	COMCAST	TOM SPENCER	317-752-9426
GAS	VECTREN	JOSH LOEWEN	317-776-5574
ELECTRIC	DUKE	MARC DILLER	317-349-1144
TELEPHONE	AT&T	BRIAN CRAVENS	317-252-5003
WATER	CITIZENS ENERGY	MITCH HOUSE	317-917-5294
LEGAL DRAIN	HAMILTON COUNTY SURVEYOR	STEVE CASH	317-776-8495
WASTEWATER	CITY OF NOBLESVILLE	RAY THOMPSON	317-776-6364

CALL BEFORE YOU DIG! IT'S THE LAW. 1-800-382-5544, CALL 2 WORKING DAYS PRIOR TO COMMENCING EXCAVATION WORK

**LEGAL DESCRIPTION**  
THE FOLLOWING DESCRIBED REAL ESTATE IN HAMILTON COUNTY, INDIANA, TO WIT:  
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
TRACT A - BEGINNING 1150.00 FEET NORTH 00 DEGREES 00 MINUTES (ASSUMED BEARING) OF THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 4 EAST, AND ON THE EAST LINE THEREOF, THENCE NORTH 00 DEGREES 00 MINUTES ON AND ALONG AFORESAID EAST LINE 144.90 FEET TO A POINT 13.621 FEET SOUTH 00 DEGREES 00 MINUTES OF THE NORTHEAST CORNER OF SAID EAST HALF, THENCE NORTH 89 DEGREES 45 MINUTES WEST 818.89 FEET, THENCE SOUTH 00 DEGREES 25 MINUTES AND PARALLEL WITH THE EAST LINE OF SAID EAST HALF 83.23 FEET, THENCE NORTH 89 DEGREES 45 MINUTES WEST 674.27 FEET, THENCE SOUTH 02 DEGREES 25 MINUTES 05 SECONDS EAST 4.00 FEET, THENCE SOUTH 89 DEGREES 45 MINUTES EAST 818.89 FEET TO THE PLACE OF BEGINNING.  
TRACT B - BEGINNING 1294.90 FEET NORTH 00 DEGREES 00 MINUTES (ASSUMED BEARING) OF THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 4 EAST AND ON THE EAST LINE THEREOF, THENCE NORTH 00 DEGREES 00 MINUTES ON AND ALONG AFORESAID EAST LINE 98.30 FEET TO A POINT 1283.80 FEET SOUTH 00 DEGREES 00 MINUTES OF THE NORTHEAST CORNER OF SAID EAST HALF, THENCE NORTH 89 DEGREES 45 MINUTES WEST 245.00 FEET, THENCE SOUTH 00 DEGREES 00 MINUTES AND PARALLEL WITH THE EAST LINE OF SAID EAST HALF 83.23 FEET, THENCE NORTH 89 DEGREES 45 MINUTES WEST 674.27 FEET, THENCE SOUTH 02 DEGREES 25 MINUTES 05 SECONDS EAST 4.00 FEET, THENCE SOUTH 89 DEGREES 45 MINUTES EAST 818.89 FEET TO THE PLACE OF BEGINNING.  
TRACT C - BEGINNING 1007.5 FEET NORTH OF THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 4 EAST, AND ON THE EAST LINE THEREOF, THENCE NORTH 00 DEGREES 00 MINUTES ON AND ALONG AFORESAID EAST LINE 47.5 FEET, THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID EAST HALF 200 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID EAST HALF 47.5 FEET, THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID EAST HALF 200 FEET TO THE PLACE OF BEGINNING.  
TRACT D - BEGINNING 1306.30 FEET WEST OF THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 4 EAST AND ON THE SOUTH LINE THEREOF, THENCE WEST ON AND ALONG THE SOUTH LINE 25.00 FEET TO THE WEST LINE THEREOF, THENCE NORTH ON AND ALONG SAID WEST LINE 1306.30 FEET, THENCE DEFLECTING 07° 00' TO THE RIGHT IN AN EASTERLY DIRECTION 512.40 FEET, THENCE DEFLECTING 87° 28' 55" TO THE RIGHT IN A SOUTHERLY DIRECTION 843.50 FEET, THENCE DEFLECTING 92° 04' 35" TO THE RIGHT IN A WESTERLY DIRECTION 514.40 FEET, THENCE DEFLECTING 89° 40' TO THE LEFT IN A SOUTHERLY DIRECTION PARALLEL WITH THE AFORESAID WEST LINE 699.24 FEET TO THE PLACE OF BEGINNING.  
TRACT E - BEGINNING 845.00 FEET NORTH 89° 41'00" WEST (ASSUMED BEARING) OF THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 4 EAST AND ON THE SOUTH LINE THEREOF, THENCE NORTH 89° 41'00" WEST ON AND ALONG SAID SOUTH LINE 25.00 FEET, THENCE NORTH 00° 00'00" PARALLEL WITH THE EAST LINE OF SAID EAST HALF 200.00 FEET, THENCE NORTH 89° 41'00" WEST WITH SAID SOUTH LINE 436.36 FEET, THENCE NORTH 00° 00'00" WEST PARALLEL WITH THE WEST LINE OF SAID EAST HALF 459.24 FEET, THENCE NORTH 89° 39'00" EAST, THENCE SOUTH 01° 00'00" PARALLEL WITH THE EAST LINE OF SAID EAST HALF 413.11 FEET, THENCE SOUTH 89° 41'00" EAST PARALLEL WITH THE SOUTH LINE 125.24 FEET, THENCE SOUTH 00° 00'00" PARALLEL WITH SAID EAST LINE 200.00 FEET TO THE PLACE OF BEGINNING.  
TRACT F - BEGINNING 196.82 FEET ON THE NORTH LINE OF SAID REAL ESTATE TO THE NORTHWEST CORNER THEREOF, SAID CORNER IS ALSO THE NORTHEAST CORNER OF THAT REAL ESTATE DESCRIBED IN RECORD INSTRUMENT #96-48377 AND RECORDED IN SAID COUNTY RECORDERS OFFICE (THE NEXT 7 CALL FOLLOW THE PERIMETER OF THAT REAL ESTATE DESCRIBED IN RECORD INSTRUMENT #96-48377), 1) SOUTH 89 DEGREES 39 MINUTES 00 SECONDS WEST 980.24 FEET TO THE NORTHWEST CORNER OF SAID REAL ESTATE; 2) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 413.11 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; 3) SOUTH 89 DEGREES 41 MINUTES 00 SECONDS EAST 125.24 FEET PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF A CAPPED REBAR; 4) SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 250.00 FEET, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER TO A PK NAIL WITH WASHER SET ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER; 5) SOUTH 89 DEGREES 41 MINUTES 00 SECONDS EAST 25.00 FEET ON SAID SOUTH LINE TO A PK NAIL WITH WASHER; 6) NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 200.00 FEET, PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER; 7) SOUTH 89 DEGREES 41 MINUTES 00 SECONDS EAST 210.00 FEET PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO A CAPPED REBAR, SAID REBAR MARKS THE NORTHWEST CORNER OF THAT REAL ESTATE DESCRIBED IN RECORD INSTRUMENT #96-48376 AND RECORDED IN THE OFFICE OF THE HAMILTON COUNTY RECORDER, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 200.00 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, TO A PK NAIL WITH WASHER SET ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER, THENCE SOUTH 89 DEGREES 41 MINUTES 00 SECONDS EAST 100.00 FEET ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING, SAID PARCEL CONTAINS 6.415 ACRES, MORE OR LESS.  
TRACT G - BEGINNING 870 FEET WEST OF THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING 870 FEET WEST OF THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 4 EAST, AND ON THE SOUTH LINE THEREOF, THENCE WEST ON AND ALONG AFORESAID SOUTH LINE 110 FEET, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID EAST HALF 200 FEET, THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID EAST HALF 110 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID EAST HALF 200 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.505 OF AN ACRE, MORE OR LESS.  
EXCEPT:  
PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 4 EAST, LOCATED IN HAMILTON COUNTY, INDIANA BEING MORE DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 4 EAST, THENCE ON THE EAST LINE OF SAID SOUTHEAST QUARTER NORTH 00 DEGREES 15 MINUTES 45 SECONDS EAST 149.75 FEET, THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST 50.00 FEET TO THE WEST RIGHT OF WAY LINE OF HAGUE ROAD PER INSTRUMENT NO. 2006001549 AND THE POINT OF BEGINNING.  
THENCE NORTH 89 DEGREES 25 MINUTES 27 SECONDS WEST 150.00 FEET, THENCE SOUTH 00 DEGREES 15 MINUTES 50 SECONDS WEST 31.34 FEET, THENCE NORTH 89 DEGREES 27 MINUTES 44 SECONDS WEST 335.57 FEET, THENCE NORTH 00 DEGREES 32 MINUTES 16 SECONDS EAST 172.41 FEET, THENCE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS EAST 684.74 FEET TO SAID WEST RIGHT OF WAY LINE, THENCE ON SAID RIGHT OF WAY LINE SOUTH 00 DEGREES 15 MINUTES 50 SECONDS WEST 144.62 FEET TO THE POINT OF BEGINNING, CONTAINING 2.43 ACRES, MORE OR LESS.  
EXCEPT:  
PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 23, THENCE NORTH 00 DEGREES 45 MINUTES 00 SECONDS WEST (BEARINGS ARE BASED UPON AN ALTA LAND TITLE SURVEY PERFORMED BY MILLER SURVEYING, INC., JOB #828457 DATED JANUARY 30, 2003) ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER 1150.00 FEET TO THE SOUTH BOUNDARY OF LAND DESCRIBED IN INSTRUMENT NUMBER 900727 AND THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES 15 MINUTES 00 SECONDS WEST ALONG SAID SOUTH BOUNDARY AND PERPENDICULAR TO THE LAST DESCRIBED LINE 50.00 FEET, THENCE NORTH 00 DEGREES 45 MINUTES 00 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER 244.26 FEET TO THE NORTH BOUNDARY OF SAID INSTRUMENT NUMBER 900727, THENCE NORTH 89 DEGREES 15 MINUTES 00 SECONDS EAST ALONG SAID NORTH BOUNDARY AND PERPENDICULAR TO THE LAST DESCRIBED LINE 50.00 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER, THENCE SOUTH 00 DEGREES 45 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE 244.26 FEET TO THE POINT OF BEGINNING, CONTAINING 0.280 ACRES, MORE OR LESS.  
EXCEPT:  
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING 510 FEET WEST OF THE SOUTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 4 EAST AND ON THE SOUTH LINE THEREOF, THENCE WEST ON AND ALONG AFORESAID SOUTH LINE 100 FEET, THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID EAST HALF 200.00 FEET, THENCE EAST PARALLEL WITH THE SOUTH LINE OF SAID EAST HALF 100 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID EAST HALF 200 FEET TO THE PLACE OF BEGINNING, CONTAINING 0.456 OF AN ACRE, MORE OR LESS.



CERTIFIED: 10.03.2022

Edward Demutter

THIS DRAWING IS NOT INTENDED TO REPRESENT A REPLACEMENT OR ORIGINAL OF A BOUNDARY SURVEY, ROUTE SURVEY, OR SURVEYOR LOCATION REPORT.

### DEVELOPER:

APOLLO DEVELOPERS  
9465 COUNSELMORS ROW  
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317-446-7654  
NEIL@BUILDAPOLLO.COM

### ENGINEER:

ARTEMIS ENGINEERING, LLC  
12941 COYOTE RUN  
FISHERS, IN 46038  
ED@BUILDAPOLLO.COM

COVER SHEET  
RETREAT AT MORSE SUBDIVISION  
NOBLESVILLE, INDIANA

10/3/2022 PRELIM DEVT SUBMITTAL

# C-1.0





CERTIFIED: 10.03.2022

*Edward Hamilton*

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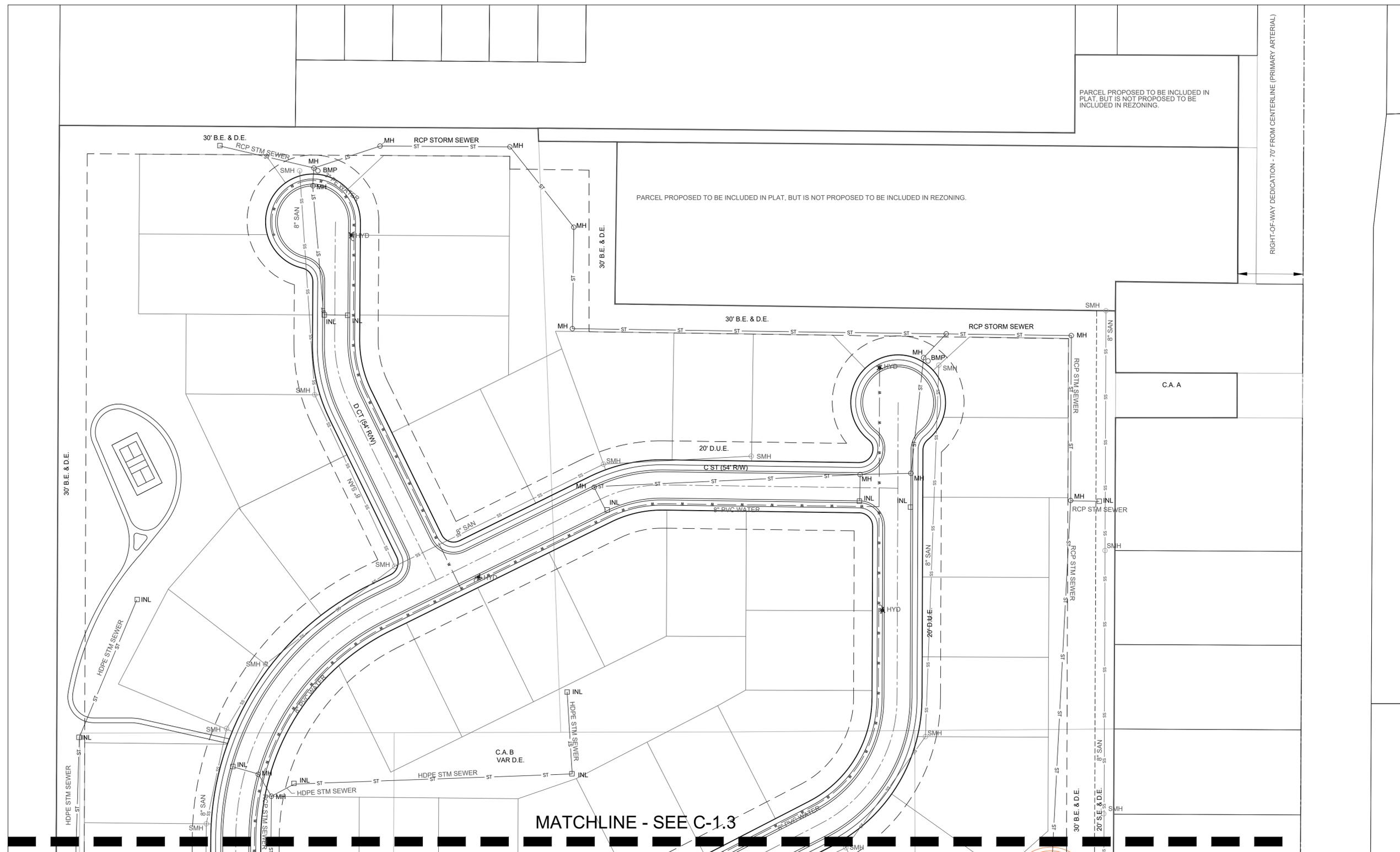
**ENGINEER:**

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**PRELIMINARY DEVELOPMENT PLAN  
RETREAT AT MORSE SUBDIVISION  
NOBLESVILLE, INDIANA**

10/3/2022 PRELIM DEVT SUBMITTAL

**C1.2**



PARCEL PROPOSED TO BE INCLUDED IN PLAT, BUT IS NOT PROPOSED TO BE INCLUDED IN REZONING.

PARCEL PROPOSED TO BE INCLUDED IN PLAT, BUT IS NOT PROPOSED TO BE INCLUDED IN REZONING.

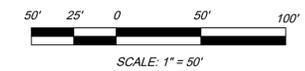
RIGHT-OF-WAY DEDICATION - 70' FROM CENTERLINE (PRIMARY ARTERIAL)

- LEGEND**
- SAN SANITARY
  - SMH SANITARY MANHOLE
  - PE POLYETHYLENE
  - DIP DUCTILE IRON PIPE
  - HYD FIRE HYDRANT
  - VB VALVE IN BOX
  - RCP REINFORCED CONCRETE PIPE
  - INL INLET
  - CB CATCH BASIN
  - MH STORM MANHOLE
  - FES FLARED END SECTION
  - HDPE HIGH DENSITY POLYETHYLENE (STM)
  - BMP BEST MANAGEMENT PRACTICE (STM)

- NOTES**
- DEPTH AND LOCATION OF EXISTING UTILITIES TO BE VERIFIED IN FIELD FOR FINAL ENGINEERING
  - ALL INLETS AND CATCH BASINS IN THE CURB LINE SHALL HAVE 20' CURB LEADERS (UNDERDRAINS)
  - CONDUIT TO BE INSTALLED ALONG ROAD IN ACCORDANCE WITH CITY REQUIREMENTS.
  - WIRING/CONDUIT FOR LIGHT POLES TO BE COORDINATED WITH UTILITY COMPANY.
  - CALL BEFORE YOU DIG! 811

LOWEST OPENINGS, TOP OF FOUNDATION, FINISH FLOOR ELEVATIONS, ETC. WILL BE DETERMINED DURING FINAL ENGINEERING IN ACCORDANCE WITH CITY OF NOBLESVILLE ENGINEERING STANDARDS.

SEE PRELIMINARY STORMWATER REPORT FOR INFORMATION ON PROPOSED DETENTION AND BMP.



MATCHLINE - SEE C-1.2



CERTIFIED: 10.03.2022

*Edward Hamilton*

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**DEVELOPER:**

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 317-446-7654  
 NEIL@BUILDAPOLLO.COM

**ENGINEER:**

ARTEMIS ENGINEERING, LLC  
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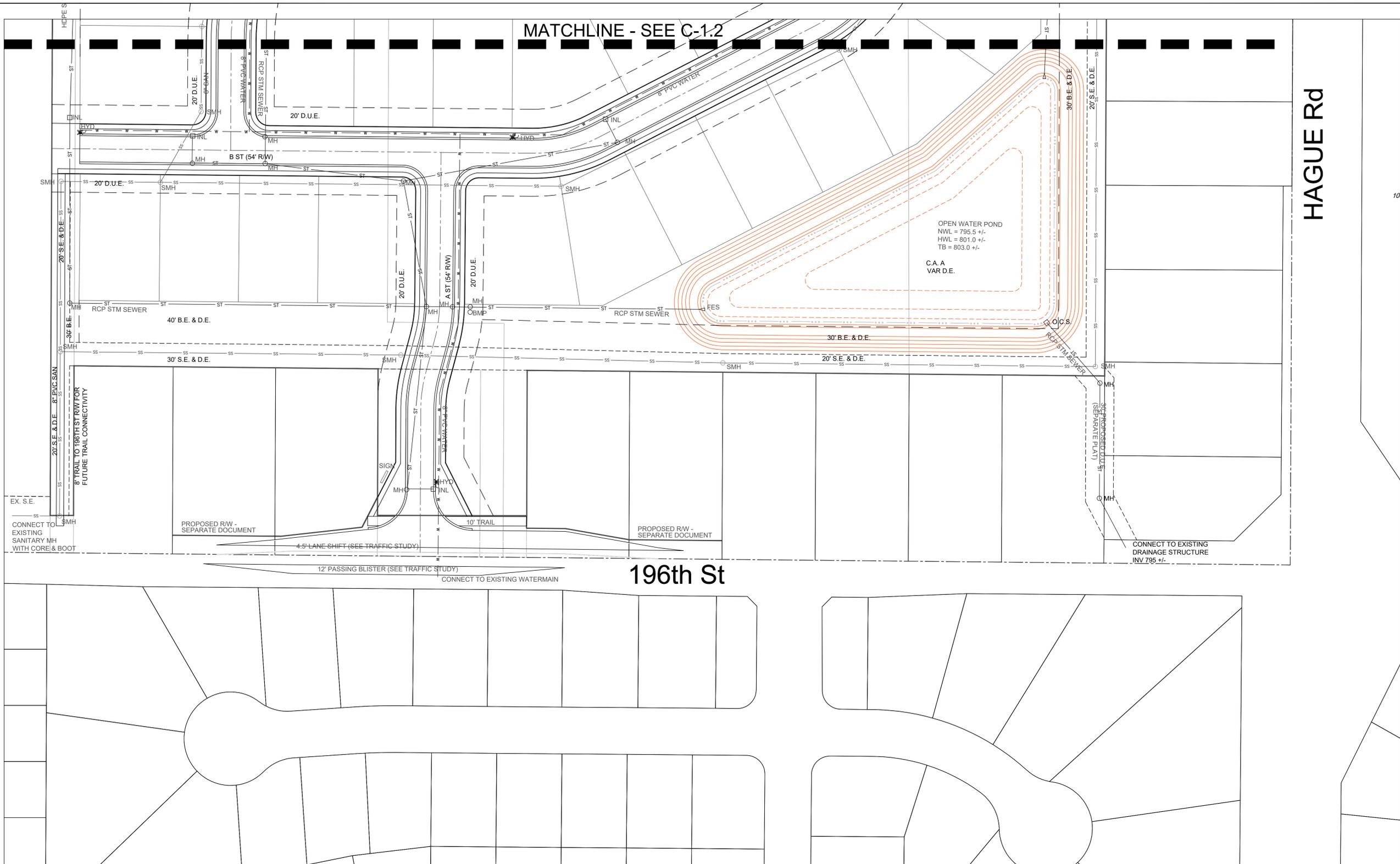
**PRELIMINARY DEVELOPMENT PLAN  
 RETREAT AT MORSE SUBDIVISION  
 NOBLESVILLE, INDIANA**

10/3/2022 PRELIM DEVT SUBMITTAL

**C1.3**

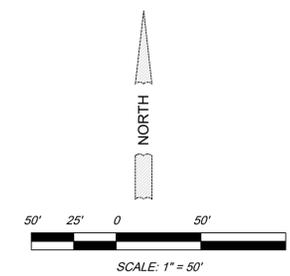
HAGUE Rd

196th St



- LEGEND**
- SAN SANITARY
  - SMH SANITARY MANHOLE
  - PE POLYETHYLENE
  - DIP DUCTILE IRON PIPE
  - HYD FIRE HYDRANT
  - VB VALVE IN BOX
  - RCP REINFORCED CONCRETE PIPE
  - INL INLET
  - CB CATCH BASIN
  - MH STORM MANHOLE
  - FES FLARED END SECTION
  - HDPE HIGH DENSITY POLYETHYLENE (STM)
  - BMP BEST MANAGEMENT PRACTICE (STM)

- NOTES**
- DEPTH AND LOCATION OF EXISTING UTILITIES TO BE VERIFIED IN FIELD FOR FINAL ENGINEERING
  - ALL INLETS AND CATCH BASINS IN THE CURB LINE SHALL HAVE 20' CURB LEADERS (UNDERDRAINS)
  - CONDUIT TO BE INSTALLED ALONG ROAD IN ACCORDANCE WITH CITY REQUIREMENTS.
  - WIRING/CONDUIT FOR LIGHT POLES TO BE COORDINATED WITH UTILITY COMPANY.
  - CALL BEFORE YOU DIG! 811
  - LOWEST OPENINGS, TOP OF FOUNDATION, FINISH FLOOR ELEVATIONS, ETC. WILL BE DETERMINED DURING FINAL ENGINEERING IN ACCORDANCE WITH CITY OF NOBLESVILLE ENGINEERING STANDARDS.
  - SEE PRELIMINARY STORMWATER REPORT FOR INFORMATION ON PROPOSED DETENTION AND BMP.



CONNECT TO EXISTING SANITARY MH WITH CORE & BOOT

PROPOSED R/W - SEPARATE DOCUMENT

PROPOSED R/W - SEPARATE DOCUMENT

CONNECT TO EXISTING DRAINAGE STRUCTURE INV 795 +/-

12' PASSING BLISTER (SEE TRAFFIC STUDY)  
 CONNECT TO EXISTING WATERMAIN

4.5' LANE SHIFT (SEE TRAFFIC STUDY)

PROPOSED R/W - SEPARATE DOCUMENT

PROPOSED 30' RCP STM SEWER (SEPARATE PLAN)

8' TRAIL TO 196TH ST FOR FUTURE TRAIL CONNECTIVITY

OPEN WATER POND  
 NWL = 795.5 +/-  
 HWL = 801.0 +/-  
 TB = 803.0 +/-  
 C.A. A  
 VAR D.E.

100'

