

NORTH



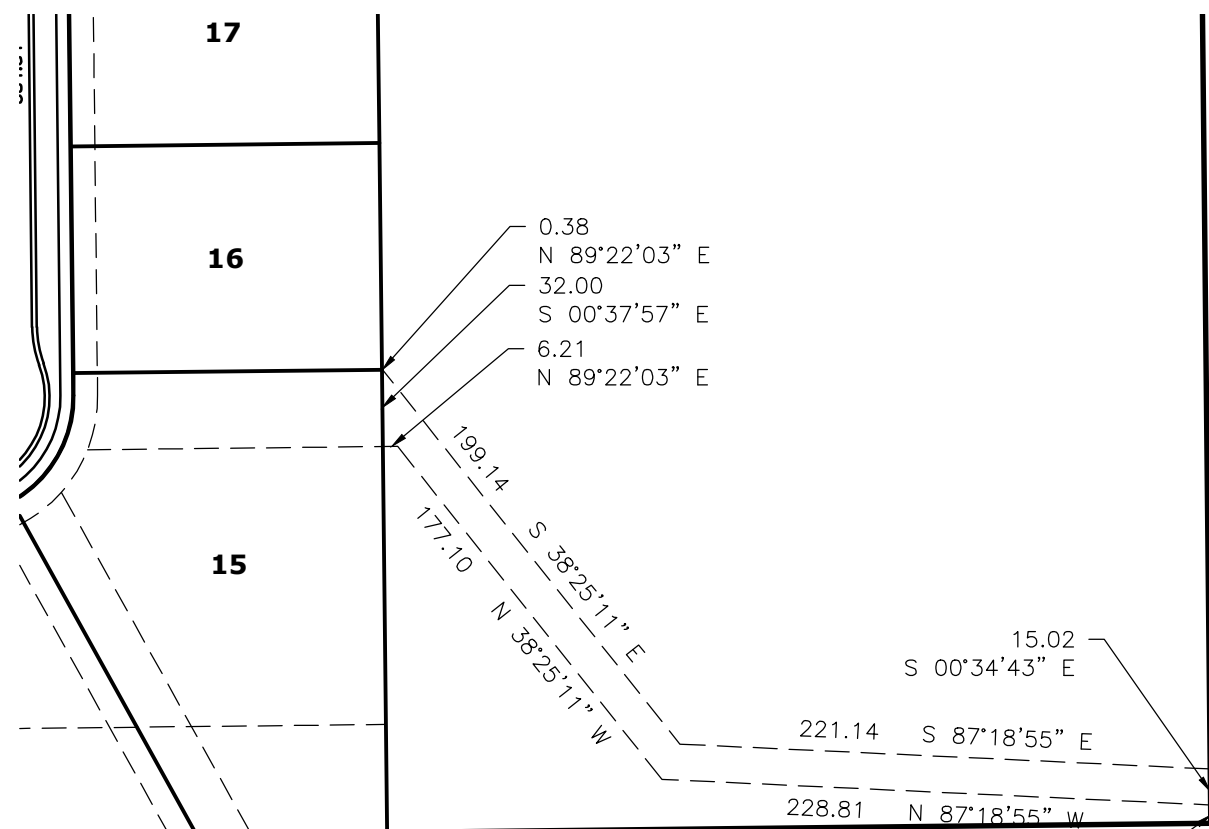
# Preliminary Plat

80 40 0 80

Scale - Feet

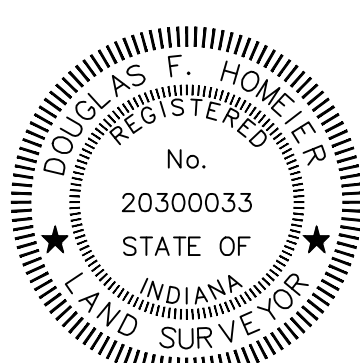
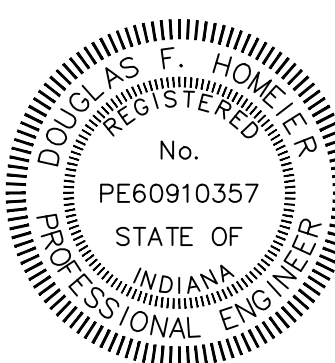
## Site Notes

- Entire property is agricultural field.
- Underground utilities were shown based on field markings located per Indiana 811 Ticket No(s). 1609020851 and 1609020859 dated September 31, 2016
- Project Benchmark: Existing topographic shots were adjusted to match Porter County Topographic Tile "F08".
- All corner lots are required to have a clear site easement located within the triangle formed by the two R-O-W lines and a line (hypotenuse) with its ends 20' from the R-O-W intersection. These easements will have no plantings, fences, structures, walls, etc. located within the easement.
- All elements of the proposed stormwater management system that are located on the project site, including natural waterways, ditches, swales, storm drains, detention or retention facilities, and established drains, shall be located within easements and shown on the plat.
- Existing driveway and residence to remain intact and occupied unit Phase 1 of Hawthorne North is complete. After Phase 1 is complete, developer and contractor will build resident a new residence on a lot in Phase 1. Existing driveway and residence will be demolished at beginning of Phase 2.
- Existing wetland located South of the North Right-of-Way of Charlotte Court is to be filled in. Wetland located North of the North Right-of-Way of Charlotte Court is to remain  
Wetland Information:  
Entire Wetland Area: 35,742.06 ft<sup>2</sup> (0.82 Ac.)  
Wetland Area to be removed: 22,942.82 ft<sup>2</sup> (0.53 Ac.)  
Wetland Area to Remain Intact: 12,799.24 ft<sup>2</sup> (0.29 Ac.)
- All front easements are 10' Drainage and Utility Easements.
- A 50' x 678.65' Storm Sewer Easement exists on a portion of the South line per Document No. 2012-011331 recorded April 10, 2012. 5 feet is to be taken from the Northern portion of this easement to slim the width to allow for better home design possibilities. 207.36 feet is being removed from the East end to allow the easement to end at the East line of Lot 15.
- See Sheet C2.0 for Utility Easement information.
- Mailboxes to be relocated to as needed.
- Curb radii is 45' all curves except for the entrance. Two curb locations at the entrance (North and South sides) are 30' radii
- Zoning Building Standards for Suburban Residential District (SR)  
(all listed values are minimum unless otherwise noted)  
Lot Area: 12,000 ft<sup>2</sup>  
Lot Width: 90 ft  
Front Setback: 25 ft  
Side Setback: 8 ft single/20 ft total  
Rear Setback: 30 ft  
Building Coverage (max): 30%  
Lot Coverage (max): 40%
- Open Space Information:  
Gross Area: 34.25 Acres  
Net Area: 32.74 Acres  
Req. O.S.: 3.27 Acres  
Prov. O.S.: 3.47 Acres
- Developer is responsible for installing all curb ramps in subdivision.
- Contractor to connect new Lynn Lane extension to existing Lynn Lane.  
Due to the shape of the existing end of Lynn Lane, Contractor may need to remove excess road material to make the connection visually appealing.
- A minimum 2-foot width of new asphalt pavement shall be provided between saw-cut line and the edge of the new curb and gutter. The pavement section for the widening on Calumet shall match either the existing pavement section, or the City of Valparaiso's standard "Collector" street section, whichever is greater.



DETAILED VIEW OF UTILITY EASEMENT LOCATION

*Douglas F. Homeier*



## Preliminary Plat Legend

Asphalt Pavement		Power Pole	
Contour - Major	-100-	Setback Line	- - -
Contour - Minor	-100-	Soil Boring	SB
Curb Stop	CS	Soil Line	---
Easement Line	- - -	Storm Culvert	- - -
Fence Line	- X -	Telephone Pedestal	⊠
Gravel		Wetland Area	
Over-Head Utility	-OHU-		

**McMAHON**  
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NO.	DATE	REVISION

Hawthorne North Subdivision  
City of Valparaiso, Porter County, Indiana  
Hawthorne North Preliminary Plat

DESIGNED DFH	DRAWN KMC
PROJECT NO. V0500-5-16-00239	

DATE  
01/26/2017

SHEET NO.  
**C1.0**