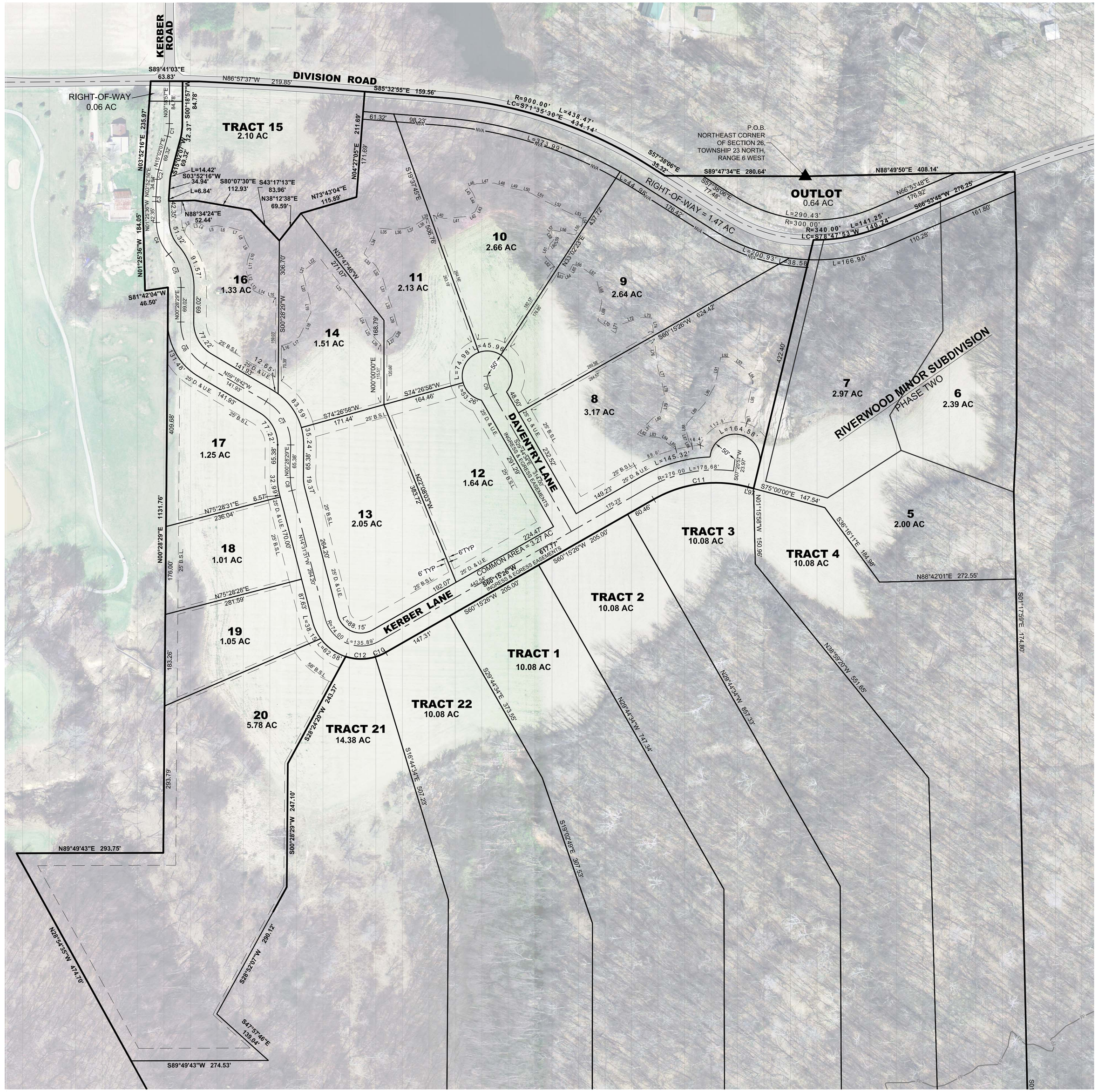
SKETCH PLAN
RIVERWOOD
(A RURAL ESTATES SUBDIVISION)



SITE & DRAINAGE PLANS MUST BE CERTIFIED BY A PROFESSIONAL ENGINEER OR LAND SURVEYOR IN THE STATE OF INDIANA & SUBMITTED TO THE TIPPECANOE COUNTY DRAINAGE BOARD PRIOR TO ISSUANCE OF IMPROVEMENT LOCATIONS PERMITS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N15°29'58"E	12.00
L2	N61°49'02"E	10.38
L3	N82°07'48"E	17.89
L4	S57°15'20"E	14.46
L5	N83°03'37"E	22.08
L6	S82°15'56"E	27.31
L7	S73°38'03"E	24.65
L8	S19°53'40"E	22.41
L9	S28°34'58"E	20.79
L10	S18°43'14"W	20.45
L11	S06°13'24"W	20.93
L12	S11°41'19"E	28.39
L13	S37°55'25"E	16.31
L14	S65°29'29"E	23.63
L15	S80°11'08"E	22.22
L16	N73°51'18"E	15.79
L17	N56°29'38"E	24.74
L18	N25°40'19"E	53.18
L19	N04°02'22"W	22.82
L20	N14°42'29"W	55.92
L21	N22°19'03"E	9.96
L22	N52°12'14"E	37.85
L23	S37°45'54"E	140.76
L24	S21°45'23"E	25.12
L25	S28°25'25"E	26.53
L26	S42°35'11"E	20.77
L27	N57°08'18"E	13.67
L28	N32°04'18"E	20.08
L29	N15°35'20"W	38.19
L30	N19°50'37"W	21.76
L31	N16°42'01"W	47.64
L32	N30°09'45"W	25.87
L33	N44°33'18"W	33.68
L34	N25°24'51"E	57.23
L35	S84°02'23"E	31.30
L36	N85°59'45"E	25.06
L37	N71°40'12"E	22.45
L38	N57°03'10"E	21.60
L39	N70°22'15"E	7.56
L40	S73°48'29"E	23.47
L41	N84°36'58"E	46.58
L42	N58°55'33"E	17.81
L43	N24°56'29"E	14.68
L44	N24°07'30"W	26.15
L45	N34°22'55"W	14.93
L46	N67°35'54"E	17.37
L47	N88°03'34"E	35.14
L48	S72°32'00"E	25.82
L49	S77°40'52"E	28.40
L50	S72°54'10"E	22.76
L51	S60°25'25"E	30.39
L52	S64°07'46"E	55.71
L53	S66°33'39"E	28.13
L54	S00°23'34"E	10.82
L55	S33°02'23"W	26.03
L56	N78°03'34"W	46.59
L57	S47°11'15"W	4.71
L58	S30°26'14"E	12.31
L59	S13°54'31"W	8.77
L60	S51°21'10"W	6.48
L61	S20°50'30"W	28.59
L62	S42°51'16"E	27.56
L63	S70°10'33"E	13.64
L64	N63°26'43"E	8.59
L65	N27°58'56"E	18.77
L66	S66°22'49"E	26.17
L67	S52°57'10"E	28.29
L68	S13°43'17"E	47.89
L69	S11°13'08"W	39.22
L70	S53°59'06"E	43.57
L71	N14°21'20"E	15.79
L72	N71°12'00"E	51.89
L73	S85°41'09"E	18.92
L74	S08°06'58"E	28.83
L76	S06°16'13"E	55.93
L77	S15°30'10"E	36.67
L78	S10°52'08"E	25.32
L79	S14°14'16"W	35.76
L80	S61°53'13"W	16.52
L81	S43°53'23"W	45.30
L82	S65°26'33"E	9.67
L83	S85°49'38"E	34.51
L84	S56°19'19"E	18.12
L85	S53°36'13"E	23.42
L86	N31°09'02"W	12.80
L87	N14°56'16"W	15.60
L88	N00°00'00"E	19.59
L89	N42°07'18"E	52.82
L90	N29°40'27"E	43.65
L91	N11°09'11"E	55.92
L92	N90°00'00"E	16.81
L93	S53°51'15"E	40.84
L94	S32°05'08"E	28.06
L95	S12°43'04"W	72.23
L96	S12°41'12"E	14.37
L97	S75°00'00"E	11.29

SOILS

TYPE	DESCRIPTION
CaA	Camden silt loam, 0 to 2 percent slopes
CwB2	Crosby-Miami complex, 2 to 6 percent slopes, eroded
MsC2	Miami silt loam, 6 to 12 percent slopes, eroded
RdB2	Richardville silt loam, 2 to 6 percent slopes, eroded
SyF	Strawn-Rodman complex, 18 to 50 percent slopes

0' 80' 160'

SCALE : 1" = 100'

LEGEND

- ▲ = SECTION CORNER MONUMENTATION
- 7 = LOT NUMBER
- 2.05 AC = LOT AREA
- 67,576. sq.ft. = BUILDING AREA WITHIN SETBACKS
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- B.S.L. = BUILDING SETBACK LINE
- D. & U.E. = DRAINAGE & UTILITY EASEMENT
- = PROPOSED EASEMENT
- = PROPOSED BUILDING SETBACK LINE
- N/A = NO VEHICULAR ACCESS

NOTE:

THE BUILDING AND SEPTIC FIELDS SHOWN ARE CONCEPTUAL ONLY. FINAL DETERMINATION OF LOCATION WILL BE BASED UPON INVESTIGATION AND PLACEMENT OF SEPTIC FIELDS BY A QUALIFIED SOILS SCIENTISTS.

CURVE	CHORD BRG.	CHORD L.	RADIUS	ARC L.	DELTA ANGLE
C1	N07°40'32"E	25.62	100.00	25.69	14°43'11"
C2	S09°27'12"W	19.45	100.00	19.49	11°09'51"
C3	S01°13'20"W	9.24	100.00	9.25	5°17'52"
C4	S21°17'45"E	67.98	100.00	69.36	39°44'20"
C5	N20°20'43"W	71.09	100.00	72.68	41°38'24"
C6	S29°25'07"E	99.68	100.00	104.35	59°47'10"
C7	N29°25'07"W	99.68	100.00	104.35	59°47'10"
C8	S07°01'31"E	26.11	100.00	26.18	15°00'00"
C9	S18°01'40"E	40.61	100.00	40.89	23°25'48"
C10	N66°45'26"E	22.64	100.00	22.69	13°00'00"
C11	S82°37'43"W	190.30	250.71	195.20	44°36'33"
C12	S89°29'28"E	59.31	100.00	60.22	34°30'11"

SITE DATA AND ANALYSIS:

SITE AREA:	31.66 ACRES± TOTAL 15.98 ACRES ± WOODED 2.05 ACRES± UNTILLED 56.9 % (WOODED/UNTILLED LANDS)
PRESENT ZONING:	AW
PROPOSED ZONGING:	RE
MINIMUM LOT AREA:	1 ACRE
MINIMUM LOT WIDTH:	100 '
REQUIRED SETBACKS:	
SIDE YARD SETBACKS ARE	6'
FRONT YARD SETBACKS ARE	25'
REAR YARD SETBACKS ARE	25'
UNLESS OTHERWISE NOTED HEREON	

THE ZONING RESTRICTIONS INDICATED ABOVE ARE TAKEN FROM THE UNIFIED ZONING ORDINANCE OF TIPPECANOE COUNTY, SECOND EDITION (EFFECTIVE JANUARY 2, 1998)

TOTAL NUMBER OF LOTS:	12
AVERAGE LOT SIZE :	2.18 ACRES
LOT DENSITY:	0.50 OF A LOT PER ACRE

THIS SITE IS ALREADY SERVICES BY THE EXISTING UTILITIES IN THE AREA. INDIVIDUAL SITES WILL BE SERVIED BY PRIVATE WELL AND PRIVATE SEPTIC SYSTEMS.

ALL SOILS DATA PROVIDED ARE BASED ON LOCATIONS FROM 2002 GIS DATA PROVIDED BY TIPPECANOE COUNTY.

NO.	REVISION:	DATE:
1	REVISED LAYOUT PER CLIENT	12/24/07
2		
3		
4		
5		
6		
7		

PART OF THE NORTHEAST QUARTER OF SECTION 26, NORTHWEST QUARTER OF SECTION 25, AND THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 23 NORTH, RANGE 6 WEST, SHELBY TOWNSHIP, TIPPECANOE COUNTY, INDIANA

RONALD L. KERBER
3365 STONEY POINT ROAD
CHARLOTTESVILLE, VA 22911

RIVERWOOD RURAL ESTATE
GEOMETRICS & SITE PLAN

OFFICE LOCATION:
309 COLUMBIA STREET, SUITE 101
LAFAYETTE, INDIANA 47901
PHONE: (765) 742-4479
FAX: (765) 742-5271
http://www.vester.com

Vester and Associates Inc.
LAND SURVEYING AND ENGINEERING

OFFICE INFORMATION:
F:\PROJECTS\04xxx\04024\dwg\RE\04024-RE SKETCH PLAN-REV-3.dwg
DRAWING DATE: Feb. 13, 2008
DESIGN BY: JDH
DRAWN BY: JDH,BMH
CHECKED BY: JDH, PED
FIELD BOOK# SB 525

SHEET: 2

JOB NO: 04024