



CONSULTING ENGINEERS

LAND SURVEYORS

7965 East 106th Street - Fishers, IN 46038

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JOB ID ESPR.53

CONTROL # 57600 CEN

5785 WEST GLENVIEW DRIVE
MCCORDSVILLE, IN 46055



1" = 30'

LOT AREA: 14,436 Sq. Ft.

- LEGEND:
- E 99.99 EXISTING GRADE (BEFORE CONST.)
P 99.99 PROPOSED GRADE (AFTER CONST.)
- S.S.D. --- SUB-SURFACE DRAIN
--- SANITARY SEWER
--- STORM SEWER
--- W --- WATER MAIN
--- W --- 3/4" WATER CONNECTION
--- SWALE
--- SD --- SILT DEVICE
- SEWER MANHOLE
● STORM MANHOLE
■ CURB INLET
● FIRE HYDRANT
D.&U.E. DRAINAGE & UTILITY EASEMENT
L.E. LANDSCAPING EASEMENT
S.L.E. SIGN LANDSCAPE EASEMENT

ALL UNDERGROUND SEWERS AND UTILITIES
SHOWN ARE PLOTTED BY SCALE FROM
"RECORD DRAWINGS" FURNISHED BY ENGINEER.

STOEPPELWERTH & ASSOCIATES
HAS SHOT PAD AND STREET
ELEVATIONS TO VERIFY THE
ACCURACY OF THE ELEVATIONS
SHOWN ON THIS PLOT PLAN

BENCHMARK
TOP OF CASTING = 851.67

Pool Sketch By:

Brett A. Huff

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LOT 53
EMERALD SPRINGS
SECTION 1B

INSTR. #030022094

P.C. C SLIDE #139

ZONING: PUD

90' WIDE LOTS, 10' MIN SIDEYARD

60' WIDE LOTS, 7' MIN SIDEYARD

80' WIDE LOTS, 8' MIN SIDEYARD

20' MIN. REARYARD

SOD:	454 ± Sq. Yd.
GRADED ONLY:	7,141 ± Sq. Ft.
CONC. DRIVEWAY:	1,284 ± Sq. Ft.
PRIVATE WALK:	32 ± Sq. Ft.
PUBLIC WALK:	332 ± Sq. Ft.
DRIVE SLOPE	7.0%

NOTE: THIS DRAWING IS NOT INTENDED TO BE
REPRESENTED AS A RETRACEMENT OR ORIGINAL
BOUNDARY SURVEY, A ROUTE SURVEY OR A
SURVEYOR LOCATION REPORT.

2ND REV CHANGED DRIVE
03/13/08 KRJ
1ST REV MOVE SAN & WATER LAT
11/14/07 JDA
10/10/07 JDA

"HOLEY MOLEY SEZ"
"DON'T DIG BLIND"
CALL TWO WORKING DAYS BEFORE YOU DIG.
IT'S THE LAW
1-800-382-5544









