

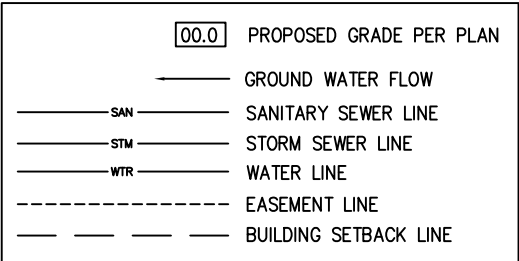


494 Gradle Drive Carmel, Indiana 46032  
 Phone: 317.844.3333 Fax: 317.844.3383

THIS PLOT PLAN WAS PREPARED BASED ON INFORMATION TAKEN FROM RECORD PLATS, SUBDIVISION PLANS, RECORD DRAWINGS AND PLANS PROVIDED BY CLIENT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY THE V3 COMPANY OF ANY DISCREPANCIES.

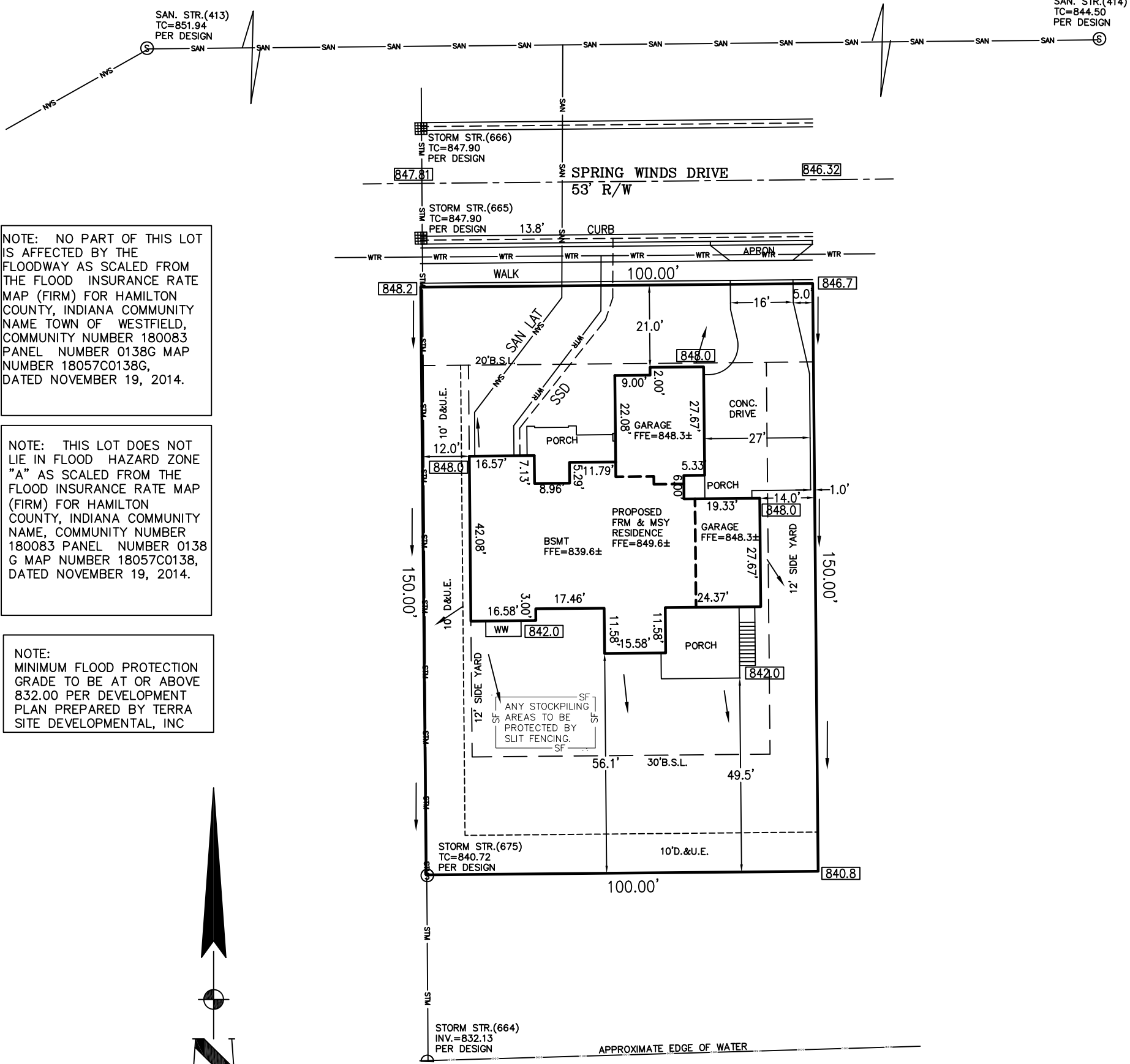
NOTE: BUILDER TO ENSURE POSITIVE FLOW AWAY FROM STRUCTURE.

NOTE: SUMP TO BE PLACED BY BUILDER AS NEEDED.



LOCATION OF UTILITY LATERALS ON PLOT PLAN ARE GENERAL LOCATIONS PER PLAN AND SHOULD BE VERIFIED IN THE FIELD.

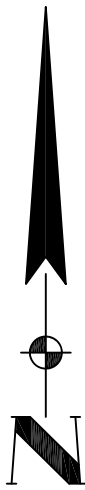
**MINIMUM SETBACKS**  
 MIN. SIDE YARD = 12 Feet  
 MIN. REAR YARD = 30 Feet  
 SIDE YARD SIDE LOAD GARAGE = 5 FEET  
 AGG. = 24 FEET



NOTE: NO PART OF THIS LOT IS AFFECTED BY THE FLOODWAY AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, INDIANA COMMUNITY NAME TOWN OF WESTFIELD, COMMUNITY NUMBER 180083 PANEL NUMBER 0138G MAP NUMBER 18057C0138G, DATED NOVEMBER 19, 2014.

NOTE: THIS LOT DOES NOT LIE IN FLOOD HAZARD ZONE "A" AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, INDIANA COMMUNITY NAME, COMMUNITY NUMBER 180083 PANEL NUMBER 0138 G MAP NUMBER 18057C0138, DATED NOVEMBER 19, 2014.

NOTE: MINIMUM FLOOD PROTECTION GRADE TO BE AT OR ABOVE 832.00 PER DEVELOPMENT PLAN PREPARED BY TERRA SITE DEVELOPMENTAL, INC



LOT# 36  
 15,000 S.F.

POND #2  
 N.P.=829.00  
 100Yr Elev.= 832.79

Property Description:  
 Lot Number 36 in Maple Ridge, Section 3 and 4 an Addition in Hamilton County, Indiana, as per plat thereof recorded as Instrument Number 2019001051, found in the Office of the Recorder of Hamilton County, Indiana.



PLOT PLAN		Prepared For: G&G Custom Homes, Inc.
Scale: 1"=30'	Drawn by: DJR	Residence 15431 Spring Winds Drive
Date: Dec. 30, 2020		

*Brian Rismiller*