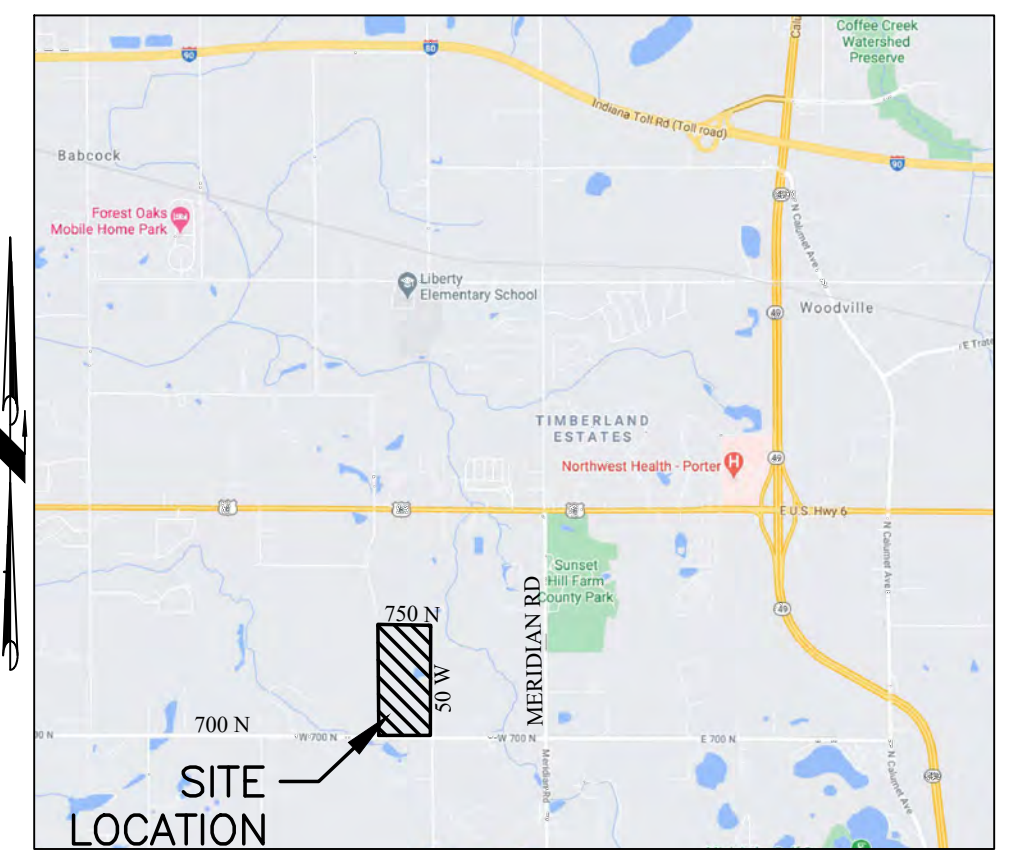


PRIMARY PLAT ARCADIA MAJOR SUBDIVISION

E $\frac{1}{2}$, SW $\frac{1}{4}$, SEC. 26, T36N, R6W OF THE 2ND P.M.,
LIBERTY TOWNSHIP, PORTER COUNTY, INDIANA



SITE LOCATION

VICINITY MAP
NOT TO SCALE

OWNERS/SUBDIVIDER/PETITIONER
ARCADIA DEVELOPMENT LLC
10 LINCOLN AVE.
CALUMET CITY, IL 60409

SOIL SCIENTIST
JOHN J. MCQUESTION
SOIL SOLUTIONS
P.O. BOX 1716
VALPARAISO, IN 46384
(219) 465-5885
(800) 947-2444

SITE ADDRESS
50 W
VALPARAISO, IN 46383

LEGAL DESCRIPTION:
THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 6 WEST OF THE SECOND PRINCIPAL MERIDIAN IN PORTER COUNTY, INDIANA, DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER MARKED BY A FOUND HARRISON MONUMENT; THENCE N 89°00'02" W, 1324.59 FEET TO THE WEST LINE OF SAID EAST HALF MARKED BY A MAG NAIL WITH TAG; THENCE ALONG SAID WEST LINE N 00°09'54" E, 2645.55 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER MARKED BY 5/8" REBAR WITH CAP; THENCE ALONG SAID NORTH LINE S 88°52'51" E, 1322.52 FEET TO NORTHEAST CORNER OF SAID SOUTHWEST QUARTER MARKED BY A 2" IRON PIPE; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER S 00°07'25" W, 2642.81 FEET TO THE POINT OF BEGINNING, CONTAINING 80.33 ACRES MORE OR LESS.

AGRICULTURAL USE DISCLOSURE
THE RECORDED SUBDIVISION IS LOCATED IN AN AREA WHERE AGRICULTURAL OPERATIONS EXIST. SAID PARCELS MAY BE SUBJECT TO NOISE, LIGHT, DUST AND ODDORS DUE TO THESE OPERATIONS, THESE OPERATIONS MAY CAUSE A NUISANCE DURING THE PLANTING AND HARVEST SEASONS WHERE LIGHT, DUST, NOISE AND ODDORS MAY OCCUR ON A 24 HOUR BASIS. INDIANA HAS A RIGHT TO FARM LAW AND MAY RESTRICT THE EXISTING OR FUTURE PROPERTY OWNERS FROM REMONSTRATING AGAINST THESE AGRICULTURAL PRACTICES IN PERPETUITY.

TOPOGRAPHIC DATA SOURCE
ELEVATIONS AND CONTOURS WITHIN THE SITE ARE BASED ON ACTUAL SURVEY MADE ON THE GROUND BY GREAT LAKES ENGINEERING, INC. APRIL 28, 2020. VERTICAL DATUM IS BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD 88) AS DERIVED FROM INCORS GPS.
ALL OTHER ELEVATIONS FOR THE SURROUNDING AREA IS 2010 LIDAR AS PROVIDED BY PORTER COUNTY SURVEYOR'S OFFICE.

OPEN SPACE PARCELS AND RESTRICTIONS:
THE OPEN SPACE PARCELS SHOWN HAVE BEEN CREATED PURSUANT TO SECTION 17.108 ET SEQ. OF THE PORTER COUNTY CODE, AND ALL SUBSEQUENT REVISIONS, AS A PERMANENT COMMON OPEN SPACE, INTENDED FOR THE COMMON USE AND ENJOYMENT OF THE RESIDENTS OF THE ARCADIA SUBDIVISION. THE RESIDENTS USE AND ENJOYMENT OF OPEN SPACE PARCELS SHOWN ON ARCADIA SUBDIVISION ARE SUBJECT TO THE RESTRICTIONS ON IMPROVEMENTS SET FORTH IN THE CODE AS OF THE DATE OF THIS PLAT. NO STRUCTURES, BUILDINGS, PARKING LOTS, ROADS, PAVING, OR CONCRETE SHALL BE BUILT OR PLACED IN THIS OPEN SPACE EXCEPT FOR THE AREAS LABELED "UTILITY EASEMENT". THE COVENANTS, RESTRICTIONS, TERMS AND CONDITIONS SET FORTH HEREIN SHALL BE BINDING ON SAID OWNER'S SUCCESSORS AND ASSIGNS AND SHALL RUN WITH THE LAND.

OPEN SPACE REQUIRED/PROVIDED
50'/30" PERIMETER LANDSCAPING REQUIRED
REQUIRED OPEN SPACE=20%, OR 15.29 ACRES
PLANTINGS FOR OPENSACE SHALL CONSIST OF WILD FLOWERS AND SIMILAR NATIVE SPECIES.

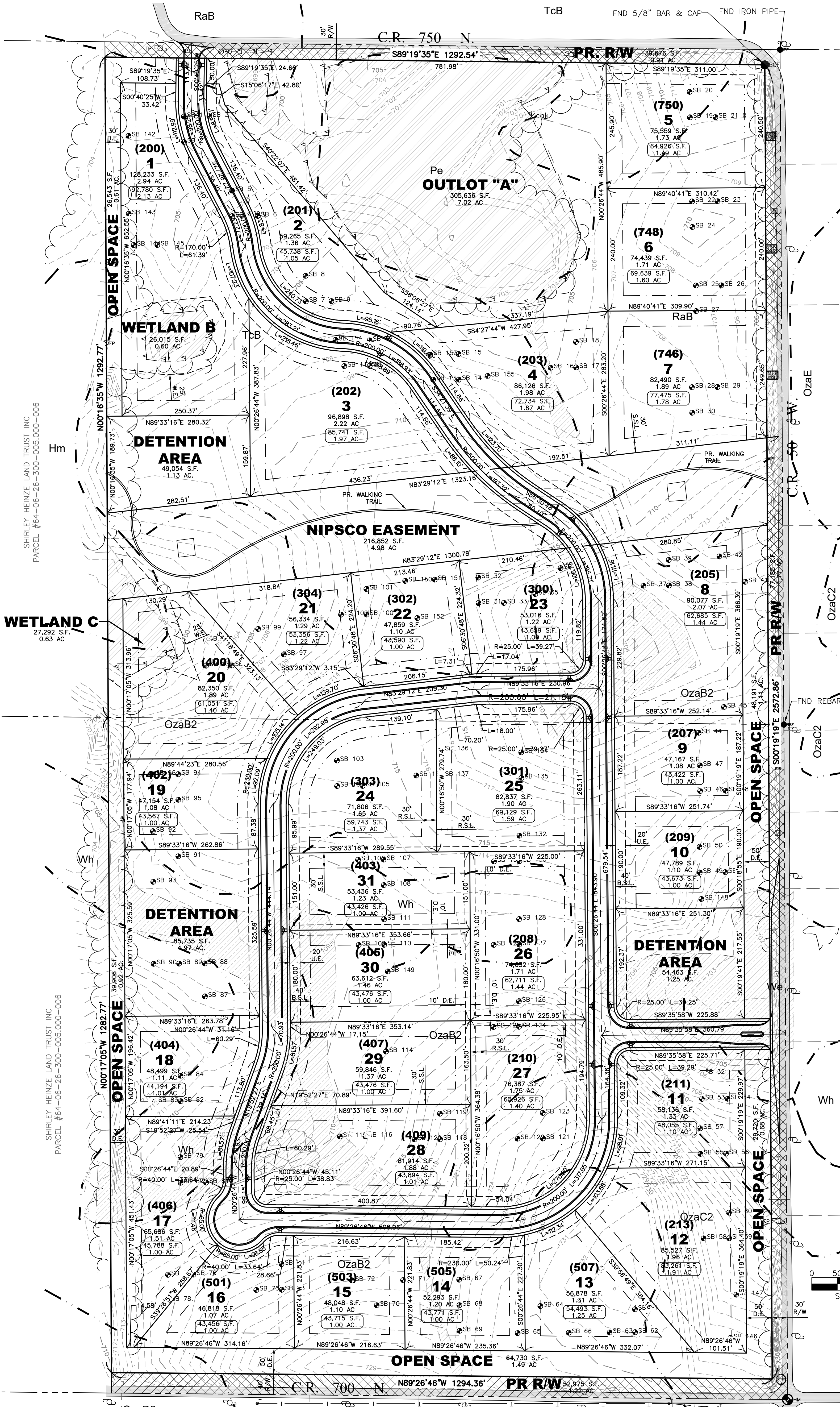
SOIL INFORMATION		
NAME	DESCRIPTION	SLOPES
Hm	HOUGHTON MUCK, PONDED	0-2%
OzaB2	OZAUKEE SILT LOAM, ERODED	2-6%
OzaC2	OZAUKEE SILT LOAM, ERODED	6-12%
OzaD2	OZAUKEE SILT LOAM, ERODED	12-18%
Pe	PEWAMO SILTY CLAY LOAM	0-2%
RaB	RAWSON LOAM	2-6%
TcB	TRACY SANDY LOAM	2-6%
We	WARNERS SILT LOAM	0-2%
Wh	WASHTENAW SILT LOAM	0-2%

* ALL SOIL INFORMATION TAKEN FROM WEB SOIL SURVEY AT <http://websoilsurvey.nrcs.usda.gov>

LEGEND	
	BAR & CAP FOUND
	HARRISON MONUMENT
	IRON PIPE FOUND
	POWER POLE
	SOIL BORING
	DECIDUOUS TREE
	WETLAND FLAG
	PROPERTY BOUNDARY
	LOT & PROPERTY LINE
	SECTION LINE
	ASPHALT SURFACE
	WETLAND AREAS
	UNUSABLE SOILS
	B.S.L. BUILDING SETBACK LINE
	D.E. DRAINAGE EASEMENT
	U.E. UTILITY EASEMENT
	R.S.L. REAR YARD SETBACK LINE
	S.S.L. SIDE YARD SETBACK LINE
	W.E. WETLAND EASEMENT
	R/W RIGHT-OF-WAY LINE
	(200) LOT ADDRESS
	LOT LINE
	CENTERLINE
	BUILDING SETBACK LINE
	EASEMENT LINE
	REAR/SIDE YARD SETBACK LINE
	43,560 S.F. 1.00 AC RIGHT-OF-WAY LINE
	43,560 S.F. 1.00 AC LOT AREA
	USABLE LOT AREA
	RIGHT-OF-WAY DEDICATED
	SOIL TYPE BOUNDARIES

LAND SURVEYOR'S CERTIFICATE
I JASON D. DECKARD, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, LICENSED IN COMPLIANCE WITH THE LAWS OF THE STATE OF INDIANA, AND THAT THE ACCOMPANYING PLAT WAS PERFORMED WHOLLY UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF IS IN ACCORDANCE WITH TITLE 36, ARTICLE 1, RULE 12 OF THE INDIANA ADMINISTRATIVE CODE.
I AFFIRM UNDER THE PENALTIES OR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.
WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 20____.

INDIANA REGISTERED PROFESSIONAL LAND SURVEYOR No. 20400021



ZONING:	R/W DEDICATION	LAND USE BREAKDOWN	FLOOD NOTE:
CURRENTLY ZONED: RR (RURAL RESIDENTIAL)	C.R. 750 NORTH = 0.91 ACRES	OUTLOT "A" = 7.02 AC	BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT www.fema.gov AND BY GRAPHIC PRINTING CO., THIS PROPERTY IS LOCATED IN ZONE "X". PANEL NO. 191270037D DATED SEPTEMBER 30, 2015.
COLLECTOR ROADWAY OVERLAY: 700 N, 50 W & 750 N	C.R. 50 WEST = 1.77 ACRES	WETLAND B (INCLUDES BUFFER) = 0.54 AC	
BUILDING SETBACKS: FRONT 40', SIDE 30', REAR 30'	C.R. 700 NORTH = 1.22 ACRES	WETLAND C (INCLUDES BUFFER) = 0.83 AC	
	TOTAL = 3.9 ACRES	DETENTION AREAS = 4.35 AC	
	GROSS AREA = 80.33 ACRES	PERIMETER OPEN SPACE = 4.81 AC	
	NET AREA = 76.43 ACRES	NIPSCO EASEMENT = 4.98 AC	
		TOTAL OPEN SPACE PROVIDED = 22.33 AC	
		TOTAL OPEN SPACE REQUIRED = 15.29 AC	

PROJECT No:	SEAL:	COPYRIGHT NOTICE:	#	DATE	REVISIONS
HAS02		The concepts, designs, plans, details, etc. shown on this document are the property of Great Lakes Engineering, Inc. and were created for use on this specific project. This information shall not be used by any person or firm for any purpose without the express written consent of Great Lakes Engineering, Inc. The owner may retain copies for information and reference in connection only with this project.			
SCALE: 1"=100'					
DRAWN BY: MDT					
CHECKED BY: CR/JTH					
APPROVED BY: CR/JTH					
DRAWING DATE: 02/02/2021					
SHEET NUMBER					
1 of 1					

**PRIMARY PLAT
ARCADIA MAJOR SUBDIVISION
PORTER COUNTY, IN**

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