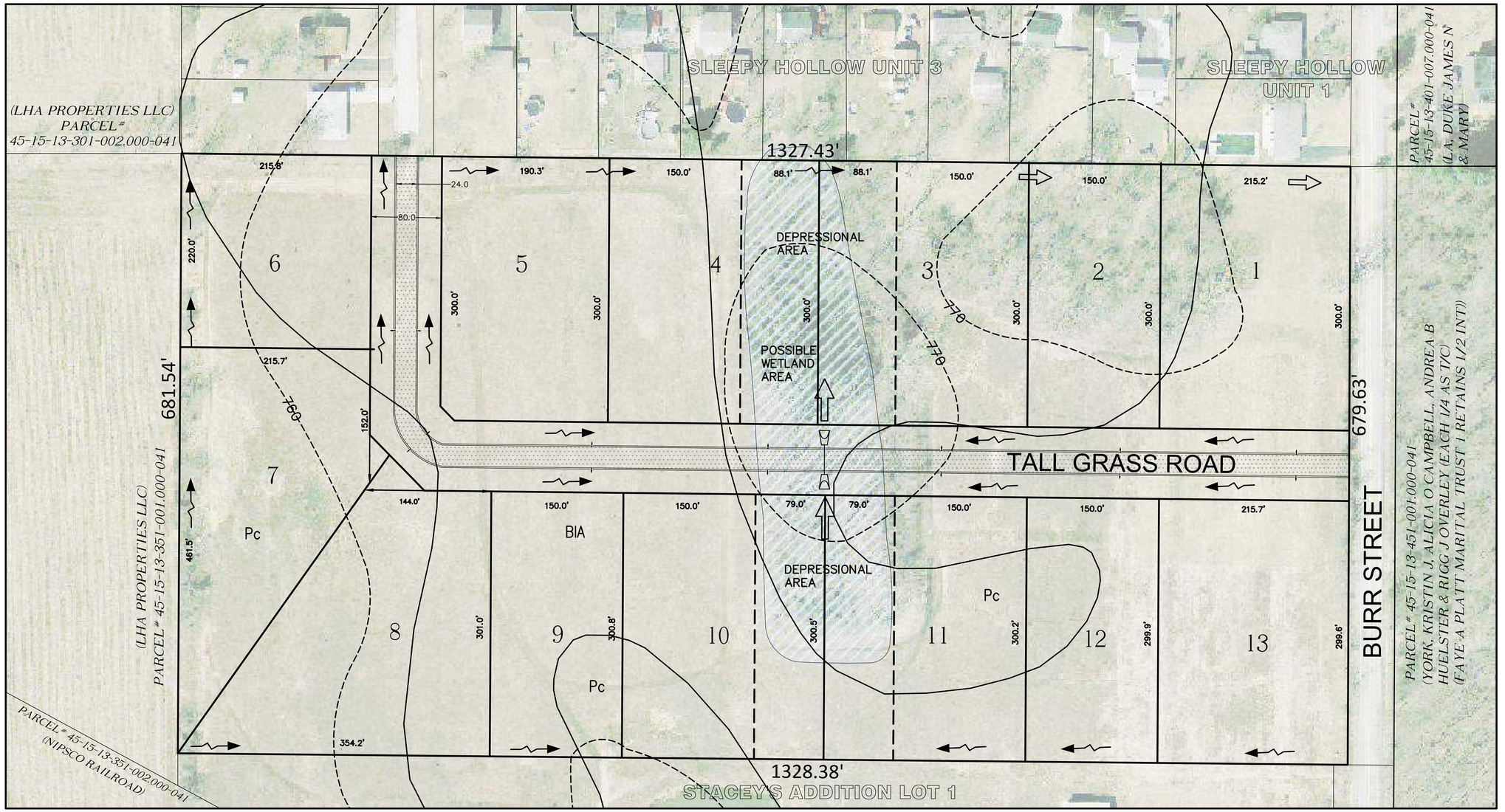
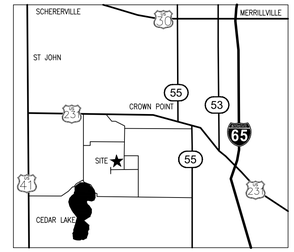
TALL GRASS SUBDIVISION SKETCH PLAN



SITE MAP



PARCEL ID:
45-15-13-376-002.000-041

TOTAL AREA:
21.3 AC

GROSS AREA:
~20 AC

DENSITY:
0.65 HOUSES/ACRE

ZONING:
R2 & R3, SINGLE FAMILY

SOIL CLASSIFICATION KEY
BIA: BLOUNT SILT LOAM, LAKE MICHIGAN LOBE, 0 TO 2 PERCENT SLOPES
Pc: PEWAMO SILTY CLAY LOAM

ADDRESS:
6120 W 125TH AVE
CROWN POINT, IN 46307

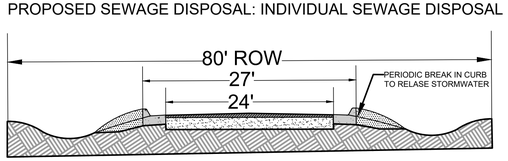
USGS CONTOURS

SOIL TYPE LIMITS

POTENTIAL WETLAND AREA

PROPOSED WATER SERVICE: INDIVIDUAL WELLS

PROPOSED SEWAGE DISPOSAL: INDIVIDUAL SEWAGE DISPOSAL



PROPOSED MINOR STREET

GENERAL STATEMENT AS TO HOW SURFACE WATER DRAINAGE SHALL BE HANDLED:

SURFACE WATER DRAINAGE SHALL BE HANDLED OVERLAND. FRONT YARD AREAS AND THE PROPOSED ROADWAY SHALL DRAIN TO A ROAD SIDE SWALE. REAR YARD AREAS SHALL DRAIN TO A SWALE ALONG THE COMMON REAR LOT LINES. THE ROADSIDE AND REAR LOT LINE SWALES SHALL PROVIDE PASSIVE TREATMENT, INFILTRATION, AND DETENTION. THE SWALES SHALL CONVEY WATER TO THE EXISTING DEPRESSED AREA* SHOWN ON LOTS 3,4 10 AND 11. STORMWATER DISCHARGED FROM THE DEPRESSED AREA* SHALL FLOW OVERLAND TOWARDS BURR STREET.

*NOTE: THE DEPRESSED AREA MAY BE A WETLAND. THE DEPRESSED AREA SHALL BE PROTECTED BY A CONSERVATION EASEMENT. THE DEPRESSED AREA SHALL BE STUDIED TO DETERMINE THE LIMITS OF ANY JURISDICTIONAL WETLAND THEREIN.

LEGAL DESCRIPTION OF SUBDIVISION

THE NORTH 20 ACRES OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 34 NORTH, RANGE 9 WEST OF THE SECOND PRINCIPAL MERIDIAN, IN LAKE COUNTY, INDIANA

ALPS ENTERPRISES L.L.C.
REPRESENTING [OWNER]
SYNERGY PROPERTY HOLDINGS LLC
AND RESTORATION ASSET MANAGEMENT LLC
1 PIERCE PLACE SUITE 1500
ITASCA, IL 60143

SCALE
1" = 60'

BASE MAP

240 N. INDUSTRIAL DR.
BRADLEY, IL 60915
OFFICE: (815)939-4921
www.MG2A.com
M. GINGERICH GEREAUX & ASSOCIATES