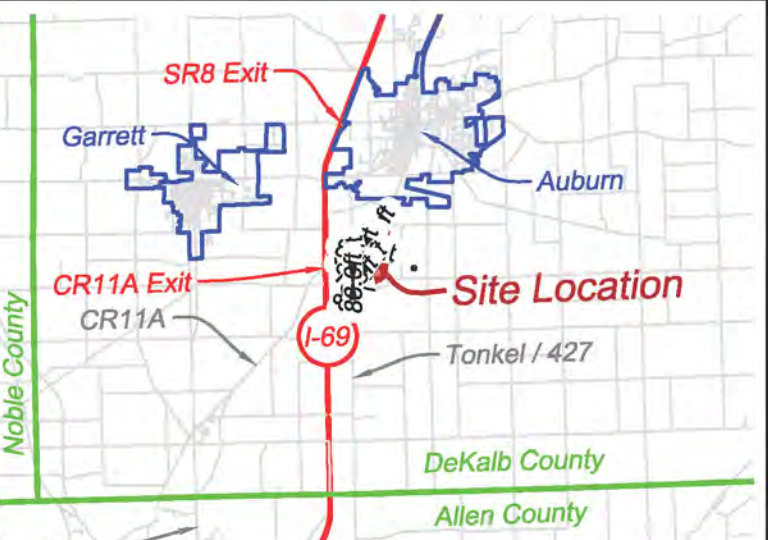




Vicinity Map:

Jackson Township
DeKalb County

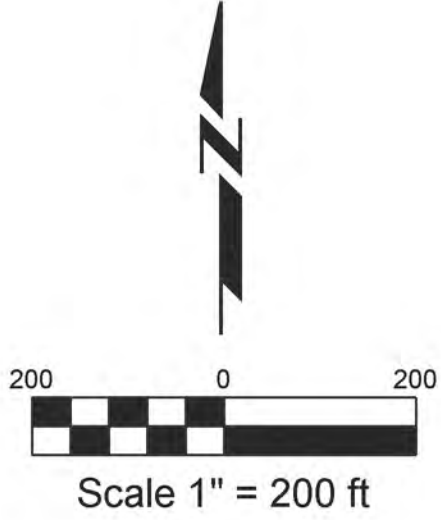
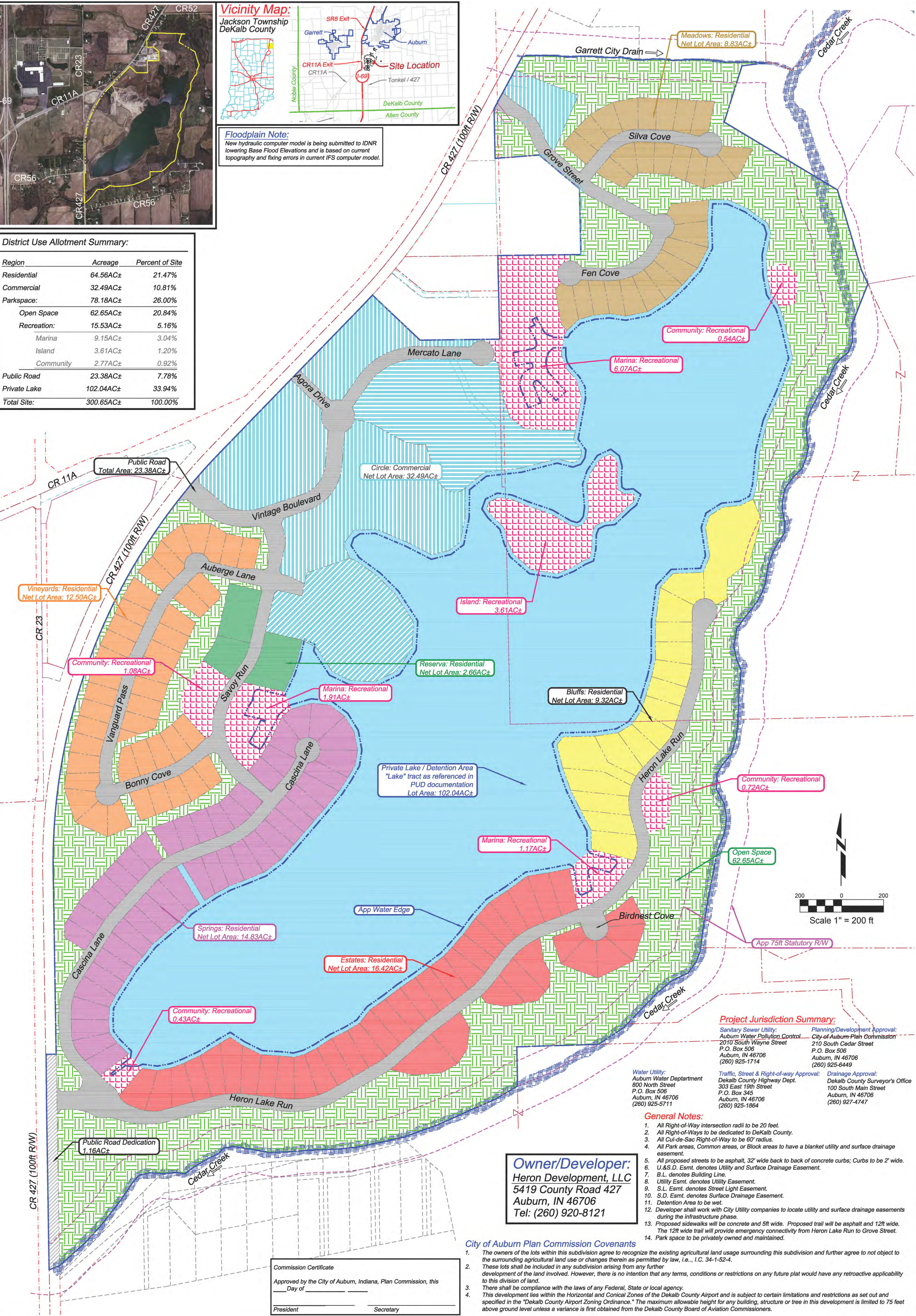


Floodplain Note:

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District Use Allotment Summary:

Region	Acreage	Percent of Site
Residential	64.56AC±	21.47%
Commercial	32.49AC±	10.81%
Parkspace:	78.18AC±	26.00%
Open Space	62.65AC±	20.84%
Recreation:	15.53AC±	5.16%
Marina	9.15AC±	3.04%
Island	3.61AC±	1.20%
Community	2.77AC±	0.92%
Public Road	23.38AC±	7.78%
Private Lake	102.04AC±	33.94%
Total Site:	300.65AC±	100.00%



Project Jurisdiction Summary:

Sanitary Sewer Utility: Auburn Water Pollution Control 2010 South Wayne Street P.O. Box 506 Auburn, IN 46706 (260) 925-1714	Planning/Development Approval: City of Auburn-Plan Commission 210 South Cedar Street P.O. Box 506 Auburn, IN 46706 (260) 925-6449
Water Utility: Auburn Water Department 800 North Street P.O. Box 506 Auburn, IN 46706 (260) 925-5711	Traffic, Street & Right-of-way Approval: DeKalb County Highway Dept. 303 East 19th Street P.O. Box 345 Auburn, IN 46706 (260) 925-1864
	Drainage Approval: DeKalb County Surveyor's Office 100 South Main Street Auburn, IN 46706 (260) 927-4747

General Notes:

- All Right-of-Way intersection radii to be 20 feet.
- All Right-of-Ways to be dedicated to DeKalb County.
- All Cul-de-Sac Right-of-Way to be 60' radius.
- All Park areas, Common areas, or Block areas to have a blanket utility and surface drainage easement.
- All proposed streets to be asphalt, 32' wide back to back of concrete curbs; Curbs to be 2' wide.
- U.S.D. Esmt. denotes Utility and Surface Drainage Easement.
- B.L. denotes Building Line.
- Utility Esmt. denotes Utility Easement.
- S.L. Esmt. denotes Street Light Easement.
- S.D. Esmt. denotes Surface Drainage Easement.
- Detention Area to be wet.
- Developer shall work with City Utility companies to locate utility and surface drainage easements during the infrastructure phase.
- Proposed sidewalks will be concrete and 5ft wide. Proposed trail will be asphalt and 12ft wide.
- The 12ft wide trail will provide emergency connectivity from Heron Lake Run to Grove Street.
- Park space to be privately owned and maintained.

Owner/Developer:

Heron Development, LLC
5419 County Road 427
Auburn, IN 46706
Tel: (260) 920-8121

City of Auburn Plan Commission Covenants

- The owners of the lots within this subdivision agree to recognize the existing agricultural land usage surrounding this subdivision and further agree to not object to the surrounding agricultural land use or changes therein as permitted by law, i.e., I.C. 34-1-52-4.
- These lots shall be included in any subdivision arising from any further development of the land involved. However, there is no intention that any terms, conditions or restrictions on any future plat would have any retroactive applicability to this division of land.
- There shall be compliance with the laws of any Federal, State or local agency.
- This development lies within the Horizontal and Conical Zones of the DeKalb County Airport and is subject to certain limitations and restrictions as set out and specified in the "DeKalb County Airport Zoning Ordinance." The maximum allowable height for any building, structure or tree in this development is limited to 75 feet above ground level unless a variance is first obtained from the DeKalb County Board of Aviation Commissioners.

Commission Certificate

Approved by the City of Auburn, Indiana, Plan Commission, this
____ Day of _____

President Secretary

Heron Lake PUD

Heron Development LLC
CR11A & CR427
City of Auburn

DeKalb County

Indiana

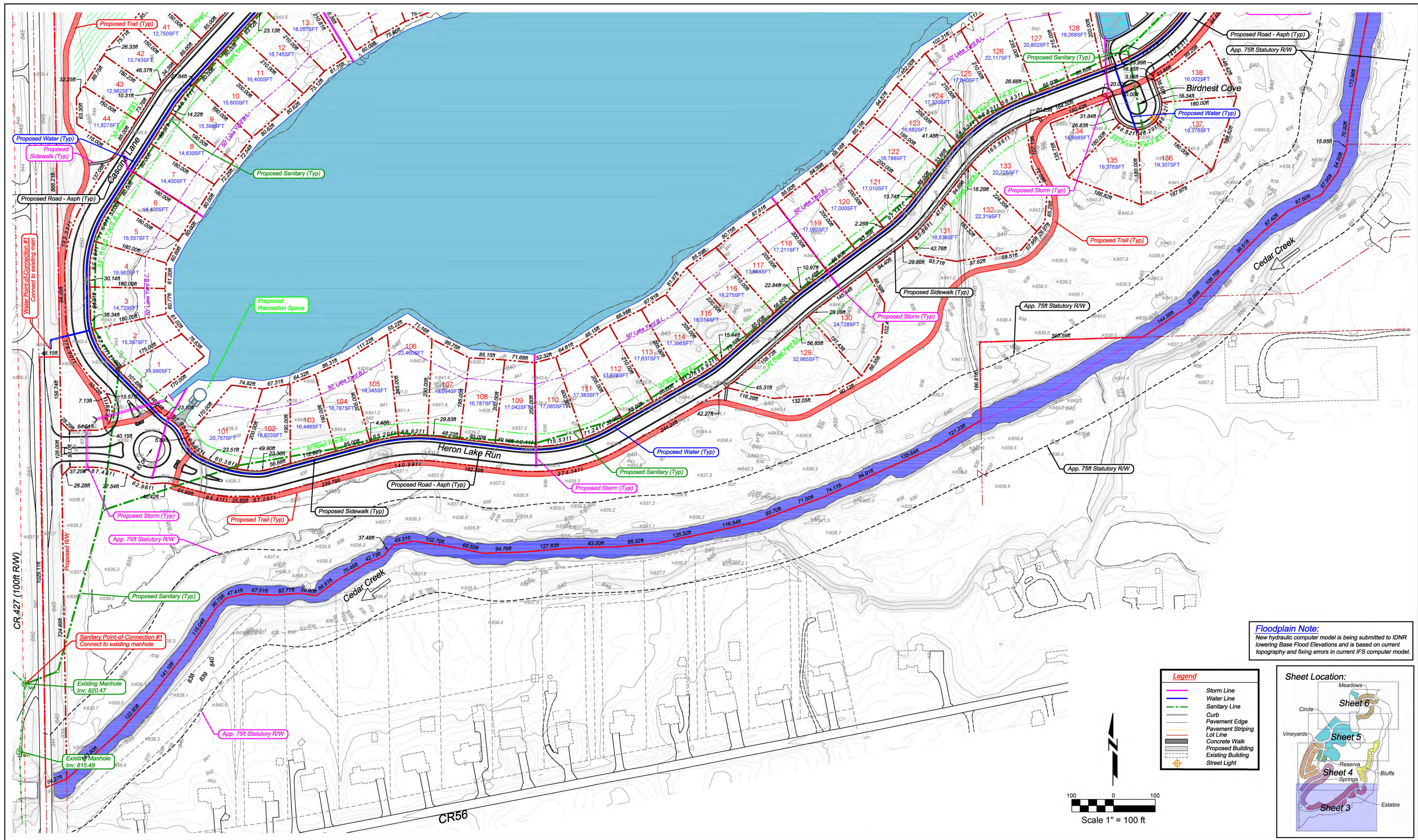
Engineer:



**Exhibit A
Planned Unit Development**

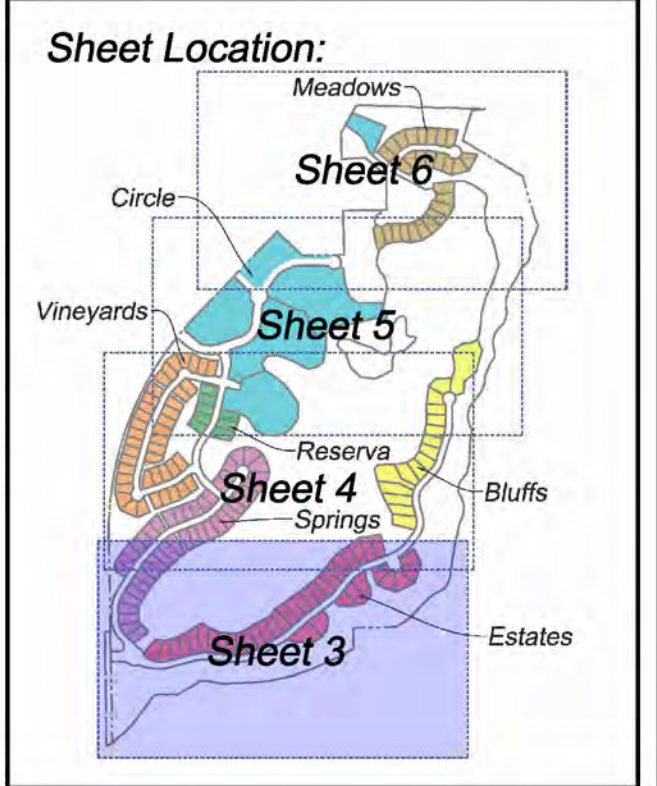
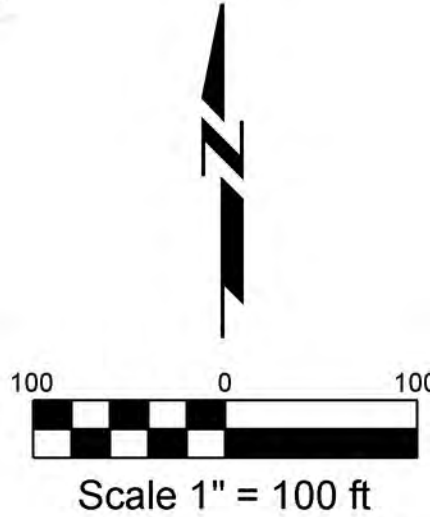
Keymap
PUD District Use Allotment

Date	Description
04/11/2017	Drawn By:
04/11/2017	Scale:
04/11/2017	Checked By:
04/11/2017	As Noted
04/11/2017	Sheet No.
1310-01-001	1 of 6



Floodplain Note:
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- Legend**
- Storm Line
 - Water Line
 - Sanitary Line
 - Curb
 - Pavement Edge
 - Pavement Striping
 - Lot Line
 - Concrete Walk
 - Proposed Building
 - Existing Building
 - Street Light



**Heron Development
Heron Lake Project**

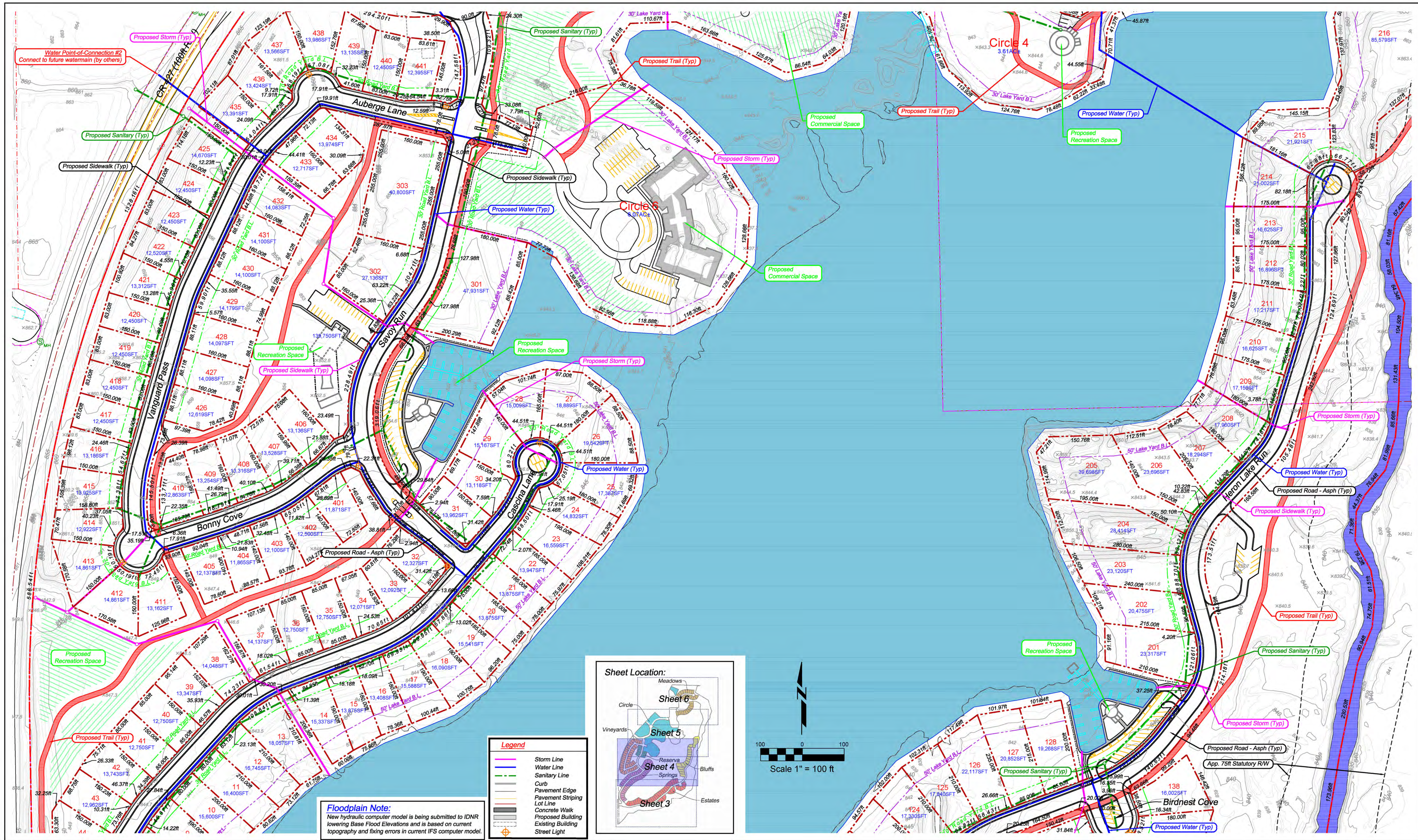
CR11A & CR427
City of Auburn

DeKalb County Indiana

DABEC
D.A. Brown Engineering Consultants
5419 County Road 427, Suite C, Auburn, IN 46706
Phone: (260) 925 - 2020 Fax: (260) 925 - 1212
www.dabrownengineering.com

Planned Unit Development
PUD Primary Plat - South Sheet

Revisions		Date:	Drawn By:
Date:	Description:	04/11/2017	Checked By:
		As Noted	Job No.
		1310-01-001	Sheet No.
			3 of 6



Heron Development
Heron Lake Project

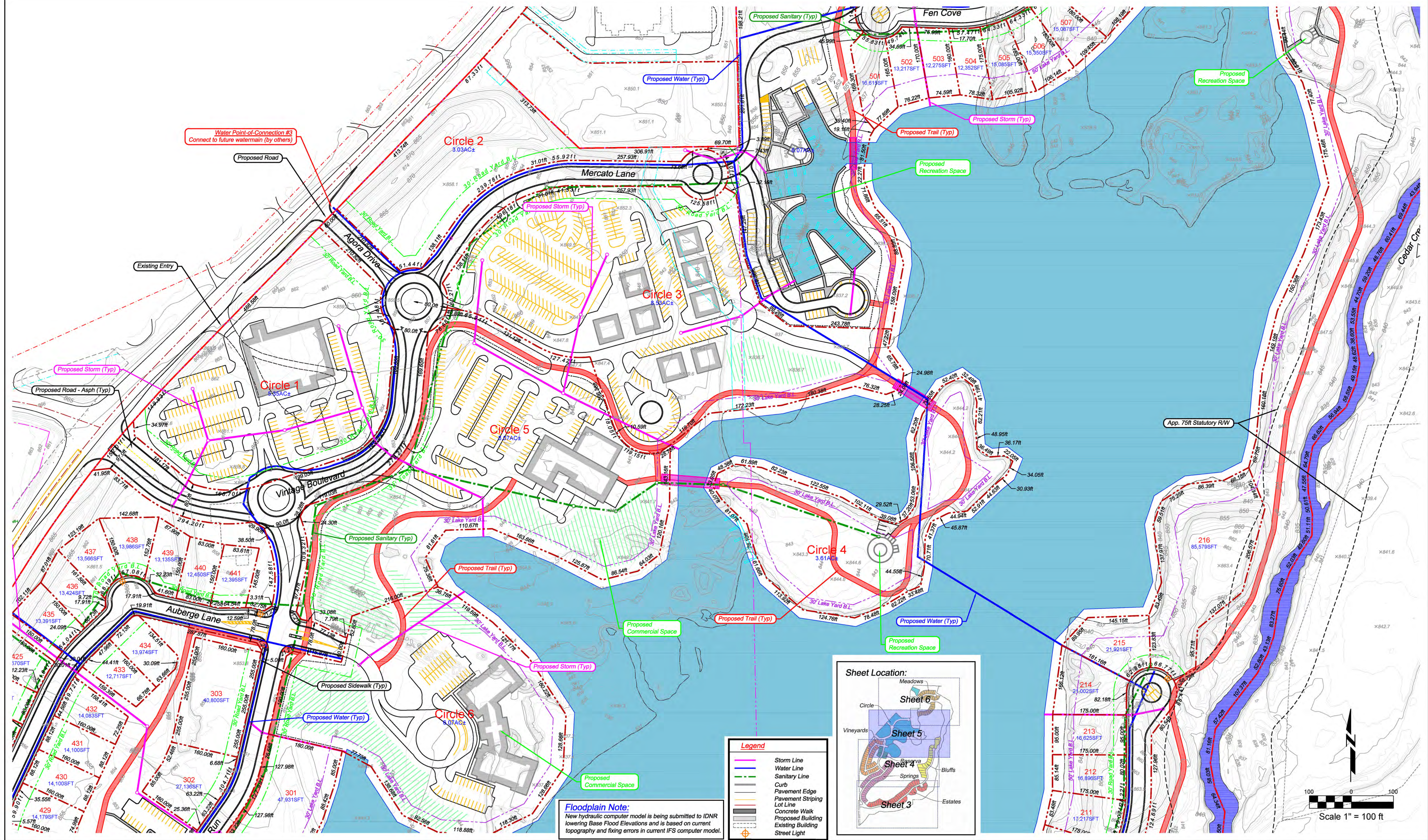
CR11A & CR427
City of Auburn

DeKalb County Indiana

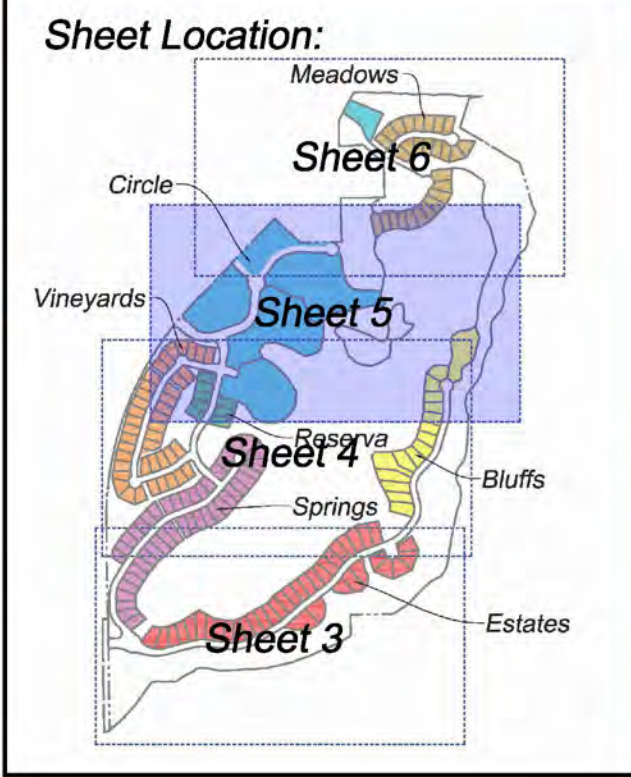
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Planned Unit Development
PUD Primary Plat - Middle South Sheet

Revisions			
Date:	Description:	Date:	Drawn By:
		04/11/2017	
		Scale:	Checked By:
		As Noted	
		Job No.	Sheet No.
		1310-01-001	4 of 6



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Heron Development
Heron Lake Project

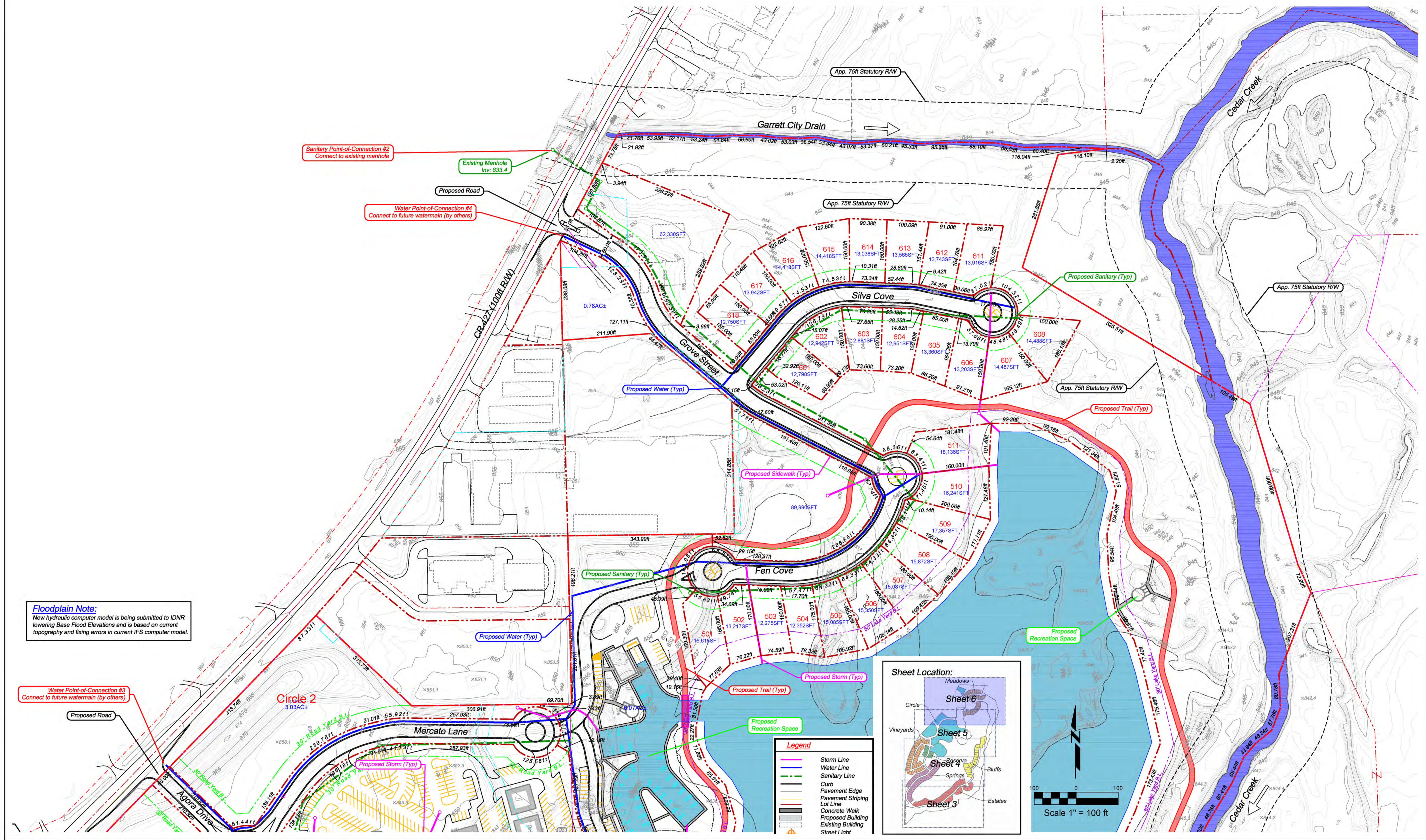
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Planned Unit Development
PUD Primary Plat - Middle North Sheet

Revisions			
Date:	Description:	Date:	Drawn By:
		04/11/2017	
		Scale:	Checked By:
		As Noted	
		Job No.	Sheet No.
		1310-01-001	5 of 6



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Heron Development
Heron Lake Project

CR11A & CR427
City of Auburn

DeKalb CountyIndiana

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Planned Unit Development

PUD Primary Plat - North Sheet

Revisions			
Date:	Description:	Date:	Drawn By:
		04/11/2017	
		Scale:	Checked By:
		As Noted	
		Job No.	Sheet No.
		1310-01-001	6 of 6