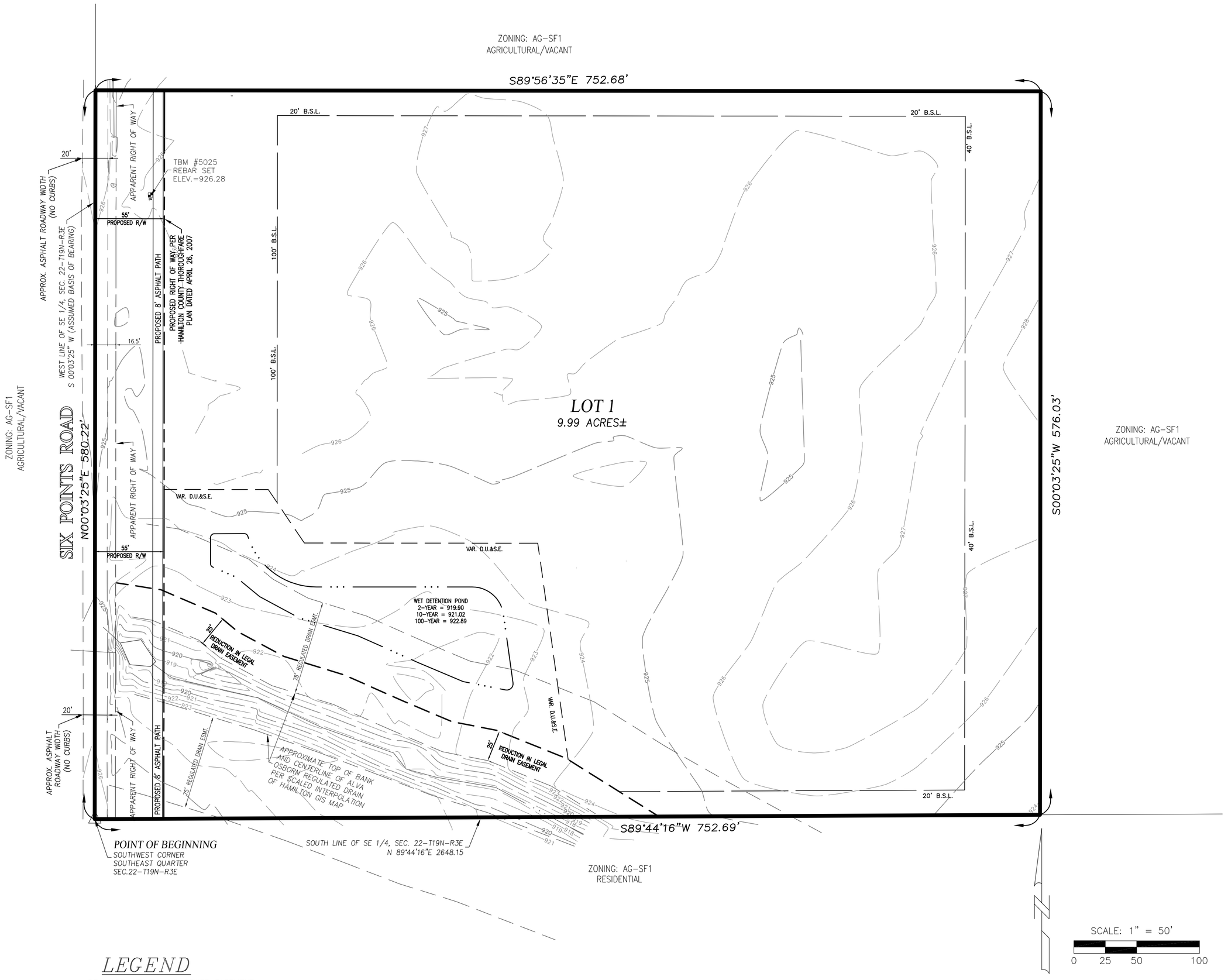
PRIMARY PLAT
SUNDOWN GARDENS
19653 SIX POINTS RD. SHERIDAN, IN 46069



LEGEND

D.U.&S.E. = DRAINAGE, UTILITY AND SEWER EASEMENT
B.S.L. = BUILDING SETBACK LINE

PLANS PREPARED BY

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
PROJECT MANAGER: ANDREW MILLER
Millera@weihe.net
SURVEYOR: BRADY KUHN
Kuhnb@weihe.net

PLANS PREPARED FOR

SUNDOWN COMMERCIAL GROUP
13400 OLD MERIDIAN STREET
CARMEL, IN 46032
PHONE: (317)846-0620 FAX: (317)846-4950
CONTACT PERSON: SCOTT SENEFELD

LEGAL DESCRIPTION

Part of the Southeast Quarter of Section 22, Township 19 North, Range 3 East Hamilton County being described as follows:

Beginning at the railroad spike at the Southwest Corner of the Southeast Quarter of Section 22, Township 19 North, Range 3 East; thence on the West line of said Southeast Quarter North 00 Degrees 03 Minutes 25 Seconds East (assumed basis of bearing) 580.22 feet to the North line of the Tract of Real Estate described in Instrument No. 2012-05965; thence on said North line South 89 degrees 56 minutes 35 seconds East 752.68 feet to a 5/8" rebar with a yellow cap stamped "MILLER SURVEYING"; thence Parallel with the West line of said Southeast Quarter South 00 degrees 03 minutes 25 seconds West 576.03 feet to a 5/8" steel rebar with a yellow cap stamped "MILLER SURVEYING" on the South line of the Southeast Quarter; thence on said South line South 89 degrees 44 minutes 16 seconds West 752.69 feet to the POINT OF BEGINNING, containing 9.99 acres, more or less.

BENCHMARK

HORIZONTAL AND VERTICAL CONTROL:

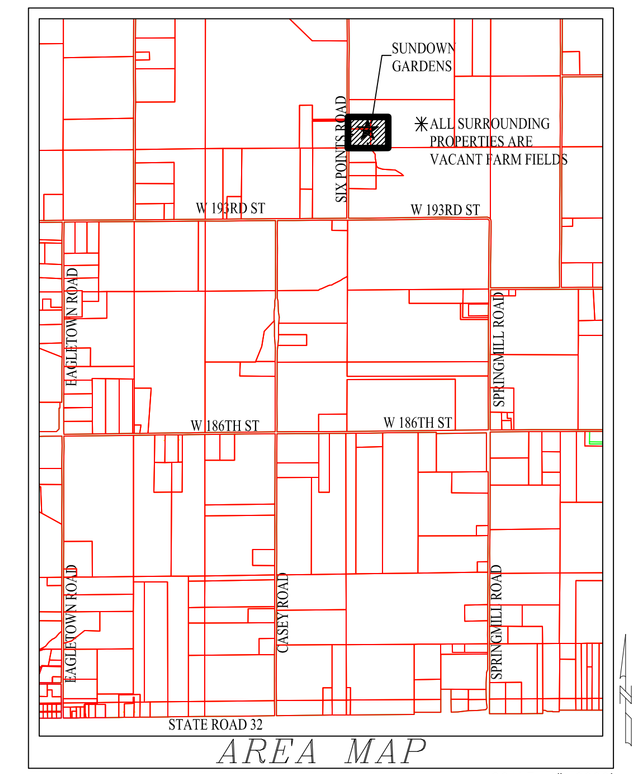
COORDINATE SYSETM:
US STATE PLANE 1983 (AT GROUND)

PROJECT DATUM:
WORLD GEODETIC SYSTEM (WCS 1984)

VERTICAL DATUM:
NAVD 88

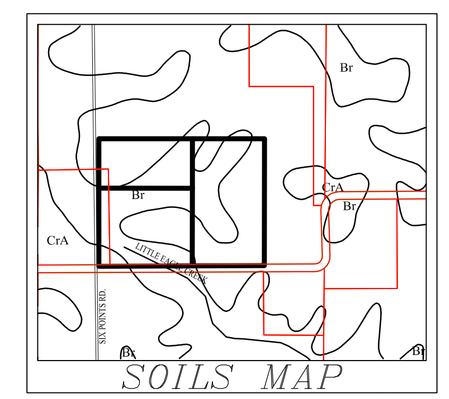
ZONE:
INDIANA EAST 1301

GEOID MODEL:
GEOID03 (CONUS)



AREA MAP

SCALE: 1"=2000'



SOILS MAP

NO SCALE

Br BROOKSTON SILTY CLAY LOAM
CrA CROSBY SILT LOAM, 0 TO 2 % SLOPES

BROOKSTON SILTY CLAY LOAM-

1. THIS SOIL IS DARK GREYISH BROWN, SILTY IN TEXTURE. IT IS DEEP AND VERY POORLY DRAINED WITH MODERATE PERMEABILITY. IT HAS HIGH AVAILABLE WATER FOR PLANT GROWTH AND HIGH ORGANIC MATTER CONTENT. IT HAS COMPACT TILL STARTING AT A DEPTH OF 40 TO 60 INCHES. THE MAIN SOIL FEATURES THAT AFFECT THE URBAN DEVELOPMENT USES ARE SEASONAL HIGH WATER TABLE, HIGH POTENTIAL FROST ACTION, MODERATE SHRINK-SWELL POTENTIAL, MODERATE PERMEABILITY AND PONDED SURFACE WATER.

2. BECAUSE OF THESE ENGINEERING LIMITATIONS THIS SITE WILL BE CONSTRUCTED AS FOLLOWS. SUNDOWN GARDENS, BEING A OPEN INDUSTRIAL DISTRICT WITHIN THE JURISDICTION OF THE TOWN OF WESTFIELD AND HAMILTON COUNTY WILL HAVE TO ABIDE BY THE APPLICABLE ORDINANCE. SPECIAL CONSIDERATIONS WILL HAVE TO BE IMPLEMENTED TO REDUCE FAILURE OF CONSTRUCTION. ALL BUILDINGS WILL BE OF LARGE SLAB TYPE CONSTRUCTION, BASEMENTS SHOULD BE AVOIDED. IN CASES WHERE A HIGH WATER TABLE IS PRESENT SPECIAL FOOTINGS SHALL BE CONSTRUCTED. ALL ROADS WILL HAVE ADEQUATE SUB-BASE, THE BASE MATERIAL WILL BE REPLACED OR STRENGTHENED WITH SUITABLE MATERIAL. ALL SANITARY SEWERS SHALL BE PUBLIC AND THEREFORE NO SEPTIC SYSTEMS SHALL BE ALLOWED.

CROSBY SILT LOAM, 0-3 PERCENT SLOPES-

1. THIS SOIL IS DARK GRAYISH BROWN SILT LOAM ABOUT 8" THICK, SILTY IN TEXTURE AND ON LOCATED ON SLIGHT RISES ON BROAD, UNDULATING TILL PLAINS. IT IS DEEP AND SOMEWHAT POORLY DRAINED WITH SLOW PERMEABILITY. IT HAS HIGH AVAILABLE WATER FOR PLANT GROWTH AND MEDIUM ORGANIC MATTER CONTENT. THE SOIL HAS COMPACT TILL STARTING AT A DEPTH BETWEEN 20-40 INCHES. THE MAIN SOIL FEATURE THAT AFFECT URBAN DEVELOPMENT USES ARE SEASONAL HIGH WATER TABLE, MODERATE SHRINK SWELL POTENTIAL, HIGH POTENTIAL FROST ACTION AND SLOW PERMEABILITY.

2. BECAUSE OF THESE ENGINEERING LIMITATIONS THIS SITE WILL BE CONSTRUCTED AS FOLLOWS. SUNDOWN GARDENS, BEING A OPEN INDUSTRIAL DISTRICT WITHIN THE JURISDICTION OF THE TOWN OF WESTFIELD AND HAMILTON COUNTY WILL HAVE TO ABIDE BY THE APPLICABLE ORDINANCE. SPECIAL CONSIDERATIONS WILL HAVE TO BE IMPLEMENTED TO REDUCE FAILURE OF CONSTRUCTION. ALL BUILDINGS WILL BE OF LARGE SLAB TYPE CONSTRUCTION. IN CASES WHERE A HIGH WATER TABLE IS PRESENT SPECIAL FOOTINGS SHALL BE CONSTRUCTED. ALL ROADS WILL HAVE ADEQUATE SUB-BASE, THE BASE MATERIAL WILL BE REPLACED OR STRENGTHENED WITH SUITABLE MATERIAL. ALL SANITARY SEWERS SHALL BE PUBLIC AND THEREFORE NO SEPTIC SYSTEMS SHALL BE ALLOWED.

WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

DATE: SEPTEMBER 17, 2012

LOCATION: H:\2012\W120055\Engineering\primary plat\PrimaryPlat.dwg
DATE/TIME: November 08, 2012 - 1:13pm
PLOTTED BY: millera