

SITE PLAN NOTES

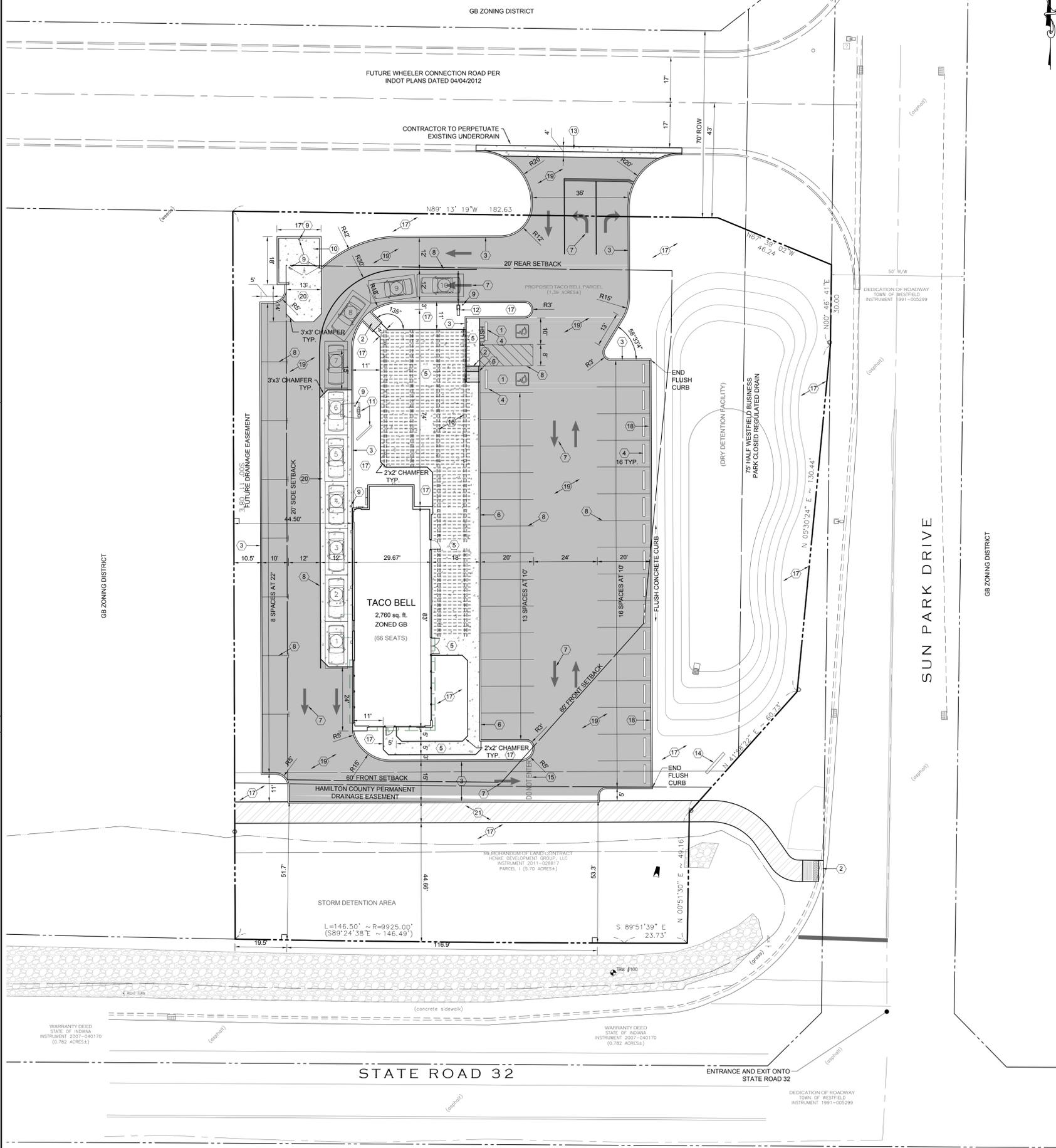
- 1. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, WHERE APPLICABLE.
2. ALL RADII SHALL BE 5 FEET UNLESS OTHERWISE SHOWN. ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
3. ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE.
4. BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE. REFER TO RECORDED PLATS AND SURVEYS FOR ADDITIONAL PROPERTY INFORMATION.
5. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND DETAILS.
6. PARKING SPACE STRIPES SHALL BE 4 INCHES WIDE. YELLOW OR WHITE STRIPES SHALL BE PROVIDED AT OWNER'S PREFERENCE UNLESS OTHERWISE SHOWN.
7. TRANSVERSE EXPANSION JOINTS ARE TO BE PROVIDED IN CONCRETE SIDEWALKS AND COMBINED WALKS/CURBS WHERE SHOWN AND AT INTERVALS NOT TO EXCEED 12 X THE WIDTH OF THE WALK.
8. EXPANSION JOINTS SHALL BE INSTALLED IN CONCRETE PAVEMENTS AND WALKS AT ALL LOCATIONS WHERE PAVEMENTS AND WALKS ABUT A VERTICAL SURFACE SUCH AS A CURB, WALL, COLUMN, ETC.
9. CONTRACTION JOINTS SHALL BE PROVIDED AT EQUAL INTERVALS BETWEEN EXPANSION JOINTS IN CONCRETE WALKS. INSTALL CONTRACTION JOINTS AS SHOWN BUT IN NO CASE AT INTERVALS GREATER THAN 1.5 X THE WIDTH OF THE WALK.
10. UNLESS OTHERWISE SHOWN, PERMANENT SIGNS SHALL BE MOUNTED ON A SINGLE U-CHEANNEL DRIVE POST DRIVEN 42 INCHES BELOW GRADE. THE BOTTOM EDGE OF THE SIGN SHALL BE 6 FEET ABOVE THE NEAREST PAVEMENT EDGE ELEVATION.
11. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
12. ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
13. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL. IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
14. ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
15. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION. AFTER CONSTRUCTION WORK IS COMPLETE.
16. ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.



PROPERTY LEGAL DESCRIPTION

Part of the East half of the Southwest Quarter of Section 36, Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:
Commencing at the Southeast corner of the East half of the Southwest Quarter of Section 36, Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence North 89 degrees 42 minutes 22 seconds West (deed bearing - assumed) 1324.82 feet on the South line of said Southwest Quarter to the Southwest corner of the East half of said Southwest Quarter, said corner being equidistant from the Southeast and Southwest corners of said Southwest Quarter; thence North 00 degrees 46 minutes 15 seconds East 369.25 feet on the West line of the East half of said Southwest Quarter; thence South 89 degrees 13 minutes 45 seconds East 17.50 feet to a five-eighths inch diameter rebar with cap stamped WEIHE ENGR 0012 ("capped rebar") on the perimeter of the real estate described in Instrument No. 2007040170, at the point of curvature of a non-tangent curve, having a radius of 30.00 feet, concave northeasterly; thence southeasterly along said curve an arc length of 26.20 feet (said curve subtended by a chord of South 64 degrees 12 minutes 44 seconds East 25.38 feet); thence South 89 degrees 13 minutes 45 seconds East 232.52 feet to the POINT OF BEGINNING; thence South 00 degrees 11 minutes 08 seconds East 272.04 feet to a point on the perimeter of the real estate described in Instrument No. 2007040170 (the next 5 courses are along said perimeter) and a non-tangent curve concave northerly having a radius of 9925.00 feet; thence easterly along said curve an arc length of 146.50 feet (said curve being subtended by a chord of South 89 degrees 24 minutes 38 seconds East 146.49 feet); thence South 89 degrees 51 minutes 39 seconds East 23.73 feet; thence North 00 degrees 51 minutes 30 seconds East 49.16 feet; thence North 41 degrees 58 minutes 22 seconds East 60.73 feet; thence North 05 degrees 30 minutes 24 seconds East 130.44 feet to a point on the perimeter of the real estate described in Instrument No. 1991-005299; thence North 00 degrees 46 minutes 41 seconds East along said perimeter 30.00 feet to the South right-of-way line of the proposed Wheeler Connector Road, per I.N.D.O.T. Project # 0900273 dated April 4, 2012; thence North 67 degrees 39 minutes 02 seconds West 46.24 feet; thence North 89 degrees 13 minutes 19 seconds West 182.63 feet to the POINT OF BEGINNING, containing 1.39 acres, more or less.

MEMORANDUM OF LAND CONTRACT
HOME DEVELOPMENT GROUP, LLC
INSTRUMENT 2011-028817
PARCEL 1 (0.70 ACRES)



LEGEND OF EXISTING FEATURES

Table with 4 columns: Symbol, Description, Detail, and Notes. Lists features like Building Setback Line, Easement Line, Right of Way Line, Boundary Line, Center Line, Drive/Road, Fence Line, Guard Rail, Swale/Flowline, Pond Normal Pool, Intermediate Contour, Index Contour, Buried Electric, Overhead Electric, Buried Telephone, Overhead Telephone, Buried Cable Television, Gas Line, Storm Sewer, Sanitary Sewer, Force Main, Water Line, Spot Grade, Storm Structure No., Rim, Invert Elevation, Sanitary Structure No., Finished Floor Elevation, Signs, Monument Found, Monument Set, Benchmark, Section Corner, etc.

SITE PLAN LEGEND

Table with 2 columns: Description and Detail. Lists items like Accessible Parking Space with Sign, ADA Curb Ramp, Concrete Parking Bumper, Concrete Sidewalk, Combined Curb and Walk, Painted Traffic Arrows, Pavement Striping, Concrete Bollard, Dumpster Enclosure, Menu Board, Clearance Bar, Concrete Gutter, Monument Sign, Painted Traffic Text, Pergola, Greenspace, Standard Duty Asphalt Pavement, Concrete Pavement, Asphalt Trail Pavement.

SITE DATA

Table with 2 columns: Category and Value. Includes Building Area (2,760 sf), Parking Data (70 seats, 48 seats, 40 spaces), Required Spaces (40 spaces), Provided Spaces (37 standard, 2 handicap, 39 total), Site Area (1.282 acres), Zoning (GB), and Site Requirements (60' front setback, 20' side setback).

FLOOD ZONE DESIGNATION

The accuracy of the flood hazard data shown on this report is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. According to the Federal Emergency Management Agency Flood Insurance Rate Map for Hamilton County, Community Panel 18057 C 0120F dated February 19, 2003 the described real estate lies within the Unshaded Zone "X" which area is determined to be outside 500-year floodplain, by graphic plotting only. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the federal management Agency.

UTILITY STATEMENT:

The utilities shown hereon have been located from field survey information and existing drawings. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available.

BENCHMARK DATA

The originating bench mark elevations for this survey are based on:
INDOT ISHC disk stamped G11 set in the top of the SW wingwall of a concrete slab culvert, over the Bowman Drain, 293 +/- west of the intersection of S.R. 32 and Union Street on the south side of S.R. 32 in Westfield.
ELEV. 876.67 (NAVD 1988 DATUM)

REVISIONS table with columns for Mark, Description, Date, and Revisions.



PREPARED FOR: Southern Bells, Inc. 5864 South East Street Indianapolis, Indiana 46227 Ph: 317 788 0374 Fx: 317 788 5648

CONSTRUCTION PLANS FOR: Taco Bell State Road 32 and Sun Park Drive Westfield, Indiana



PREPARED BY: E.M.H.T. Events, Michewick, Hamilton & Tilton, Inc. 15000 E. 15th Avenue, Suite 100, Aurora, CO 80012 Phone: 317 313 6690 Fax: 317 313 6690 emht.com



Job No. 2012-1306 Date: March 01, 2013 Scale: 1" = 20'

Title: SITE PLAN

Sheet: C2.0

