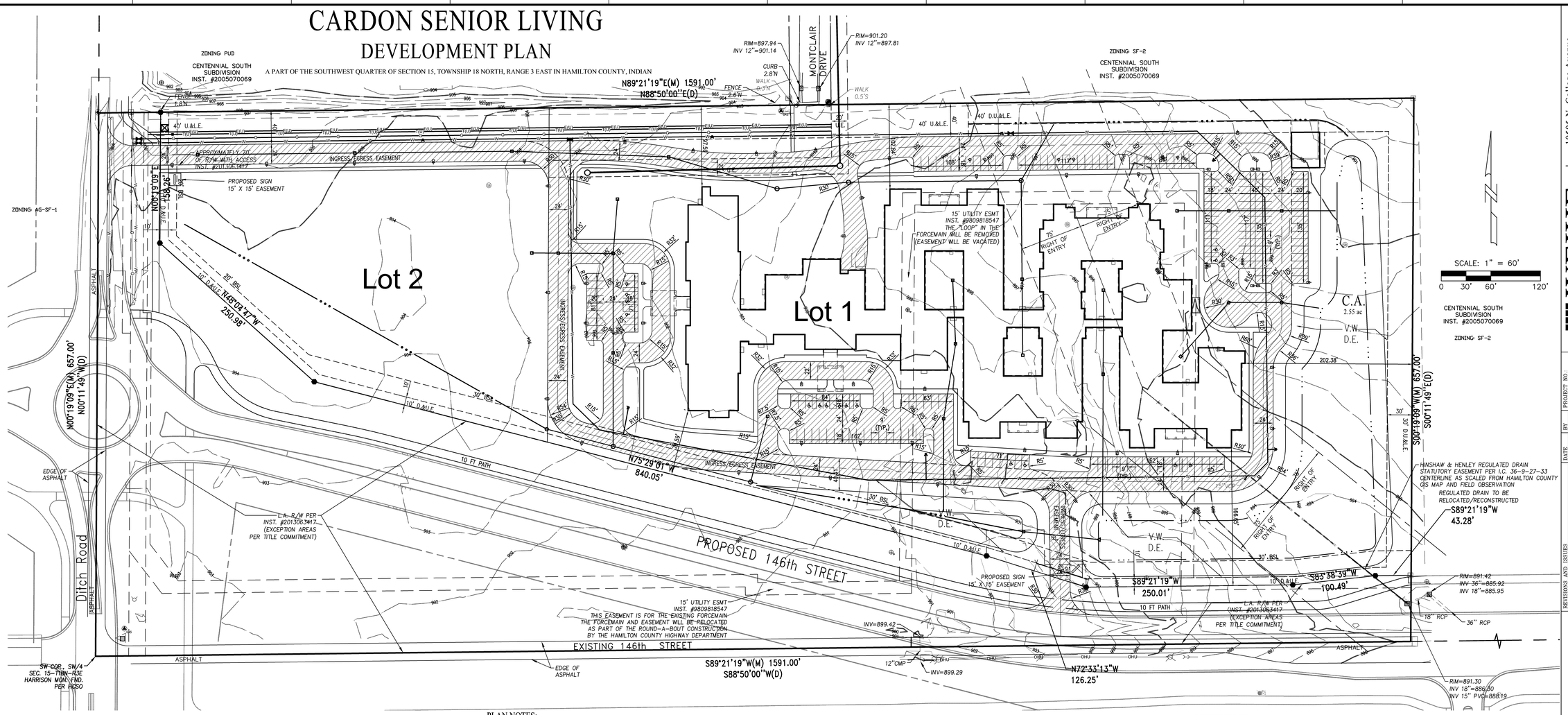
CARDON SENIOR LIVING

DEVELOPMENT PLAN

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIAN



LEGAL DESCRIPTION-PER TITLE COMMITMENT

A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION, THENCE NORTH 00 DEGREES 11 MINUTES 49 SECONDS WEST (ASSUMED BEARING BASED UPON A SURVEY BY THE SCHNEIDER CORPORATION, JOB NUMBER 7498.001 DATED APRIL 23, 2009) ALONG THE WEST LINE THEREOF 657.00 FEET; THENCE NORTH 88 DEGREES 50 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER 1591.00 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 49 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 657.00 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE SOUTH 88 DEGREES 50 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE A DISTANCE OF 1591.00 FEET TO THE BEGINNING POINT CONTAINING 23.99 ACRES, MORE OR LESS.

EXCEPTING THEREFROM: A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST QUARTER OF SAID QUARTER SECTION; (1) THENCE ALONG THE WEST LINE OF SAID QUARTER SECTION NORTH 0 DEGREES 04 MINUTES 28 SECONDS WEST 657.00 FEET TO THE PROLONGED NORTH LINE OF THE GRANTOR'S LAND; (2) THENCE ALONG SAID NORTH LINE NORTH 88 DEGREES 57 MINUTES 35 SECONDS EAST 11.00 FEET TO THE EAST BOUNDARY OF DITCH ROAD; (3) THENCE CONTINUING ALONG SAID NORTH LINE NORTH 88 DEGREES 57 MINUTES 35 SECONDS EAST 64.01 FEET TO A POINT; (4) THENCE SOUTH 0 DEGREES 04 MINUTES 28 SECONDS EAST 158.26 FEET TO A POINT; (5) THENCE SOUTH 48 DEGREES 49 SECONDS 23 SECONDS EAST 250.98 FEET TO A POINT; (6) THENCE SOUTH 75 DEGREES 52 MINUTES 49 SECONDS EAST 746.33 FEET TO THE WEST LINE OF THE 4.00 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2009070609 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; (7) THENCE ALONG SAID WEST LINE SOUTH 0 DEGREES 09 MINUTES 5 SECONDS EAST 121.73 FEET TO THE NORTH BOUNDARY OF 146TH STREET; (8) THENCE CONTINUING SOUTH 0 DEGREES 09 MINUTES 25 SECONDS EAST 12.00 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; (9) THENCE ALONG SAID SOUTH LINE SOUTH 88 DEGREES 57 MINUTES 35 SECONDS WEST 986.55 FEET TO THE POINT OF BEGINNING, AND CONTAINING 6.757 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.442 ACRES, MORE OR LESS.

ALSO EXCEPTING THEREFROM: A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; (1) THENCE ALONG THE SOUTH LINE OF SAID QUARTER SECTION NORTH 88 DEGREES 57 MINUTES 35 SECONDS EAST 986.55 FEET TO THE PROLONGED WEST LINE OF THE 4.00 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2009070609 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA AND THE POINT OF BEGINNING OF THIS DESCRIPTION; (2) THENCE ALONG SAID WEST LINE NORTH 0 DEGREES 09 MINUTES 25 SECONDS WEST 12.00 FEET TO THE NORTH BOUNDARY OF 146TH STREET; (3) THENCE CONTINUING NORTH 0 DEGREES 09 MINUTES 25 SECONDS WEST 121.73 FEET TO A POINT; (4) THENCE SOUTH 75 DEGREES 52 MINUTES 40 SECONDS EAST 93.71 FEET TO A POINT; (5) THENCE SOUTH 72 DEGREES 56 MINUTES 56 SECONDS EAST 126.25 FEET TO A POINT; (6) THENCE NORTH 88 DEGREES 57 MINUTES 35 SECONDS EAST 114.56 FEET TO THE WEST LINE OF THE 6.00 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2010000156 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; (7) THENCE ALONG SAID WEST LINE SOUTH 0 DEGREES 09 MINUTES 25 SECONDS EAST 58.01 FEET TO THE NORTH BOUNDARY OF 146TH STREET; (8) THENCE CONTINUING SOUTH 0 DEGREES 09 MINUTES 25 SECONDS EAST 12.00 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; (9) THENCE ALONG SAID SOUTH LINE SOUTH 88 DEGREES 57 MINUTES 35 SECONDS WEST 326.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.685 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.090 ACRES, MORE OR LESS.

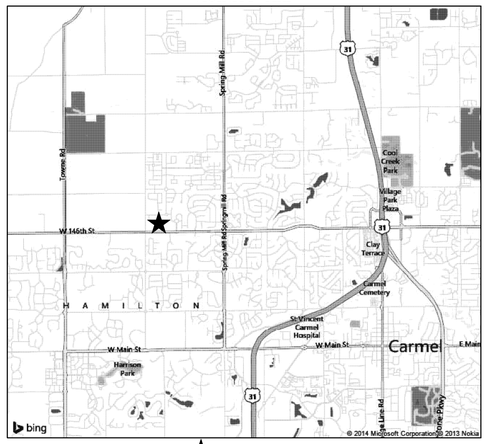
ALSO EXCEPTING THEREFROM: A PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT OF WAY LINES, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER SECTION; THENCE ALONG THE SOUTH LINE OF SAID QUARTER SECTION NORTH 88 DEGREES 57 MINUTES 35 SECONDS EAST 1,312.55 FEET TO THE PROLONGED WEST LINE OF THE 6.00 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT NO. 2010000156 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE ALONG SAID WEST LINE NORTH 0 DEGREES 09 MINUTES 25 SECONDS WEST 12.00 FEET TO THE NORTH BOUNDARY OF 146TH STREET; THENCE CONTINUING ALONG WEST LINE NORTH 0 DEGREES 09 MINUTES 25 SECONDS WEST 58.01 FEET; THENCE NORTH 88 DEGREES 57 MINUTES 35 SECONDS EAST 135.44 FEET TO A POINT; THENCE NORTH 83 DEGREES 14 MINUTES 57 SECONDS EAST 100.50 FEET TO A POINT; THENCE NORTH 88 DEGREES 57 MINUTES 35 SECONDS EAST 43.28 FEET TO THE EAST LINE OF SAID 6.00 ACRE TRACT OF LAND; THENCE ALONG EAST LINE SOUTH 0 DEGREES 04 MINUTES 14 SECONDS EAST 68.01 FEET TO THE NORTH BOUNDARY OF 146TH STREET; THENCE CONTINUING ALONG SAID EAST LINE SOUTH 0 DEGREES 04 MINUTES 14 SECONDS EAST 12.00 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE ALONG SAID SOUTH LINE SOUTH 88 DEGREES 57 MINUTES 35 SECONDS WEST 278.45 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.469 ACRES, MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY WHICH CONTAINS 0.077 ACRES, MORE OR LESS.

PLAN NOTES:

-BOUNDARY SURVEY INFORMATION SHOWN HEREON FROM ALTA/ACSM LAND TITLE SURVEY PREPARED BY WEIHE ENGINEERS, DATED FEBRUARY 19, 2014
-THE CURRENT ZONING FOR THE SITE IS SF-2.
-PROPOSED ZONING FOR THIS SITE IS PUD.
-THE TOTAL AREA OF THE SITE IS 16.08 ACRES
-SANITARY SEWER SERVICE WILL BE VIA 8 INCH SANITARY SEWER CONNECTED TO THE EXISTING SANITARY SEWER IN CENTENNIAL SOUTH.
-WATER SERVICE WILL BE VIA 8 INCH WATER MAIN CONNECTED TO THE EXISTING WATER MAIN ON THE EAST SIDE OF DITCH ROAD.
GAS SERVICE WILL BE VIA GAS MAIN CONNECTED TO THE EXISTING GAS MAIN ON THE EAST SIDE OF DITCH ROAD.

VICINITY MAP



★ PROJECT LOCATION

LOT 2 DESIGN DATA

TOTAL AREA: 149,004 S.F. ±
TOTAL ACREAGE: 3.42 ACRES ±

LOT 1 DESIGN DATA

TOTAL AREA: 551,509 S.F. ±
TOTAL ACREAGE: 12.66 ACRES ±

PARKING SPACES: 137 SPACES
A.D.A. PARKING SPACES: 22 SPACES
TOTAL SPACES: 159 SPACES

OPEN SPACE

TOTAL ACREAGE: 4.1 ACRES ±

GENERAL NOTES:

1. ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWER AND POSITIVE DRAINAGE PRESERVED.
2. ADA RAMPS ARE REQUIRED AT ALL LOCATIONS WHERE ANY SIDEWALK/PATH INTERSECTS ANY DRIVE.
3. ALL SUBSURFACE DRAINS TO BE CONSTRUCTED WITH DOUBLE WALL HANCOR HI-Q OR EQUIVALENT.
4. DECORATIVE SIGNS, SPRINKLER SYSTEMS, TREES, LANDSCAPING MOUNDS, FENCES, LIGHT POLES OR OTHER SUCH AMENITIES ARE NOT PERMITTED IN THE PUBLIC RIGHT OF WAY.
5. THERE SHALL BE NO FRAMES, CASTINGS, OR VALVE BOX EXTENSIONS IN THE STREET PAVEMENT, CURBS, SIDEWALKS, OR ASPHALT PATH FOR ANY UTILITY INSTALLATIONS IN THE PUBLIC RIGHT-OF-WAY WITH THE EXCEPTION OF CURB INLET CASTINGS.
6. ALL STREETS ARE TO BE PRIVATE STREETS.
7. NO EARTH DISTURBING ACTIVITY MAY COMMENCE WITHOUT AN APPROVED STORM WATER MANAGEMENT PERMIT.
8. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
9. LOT COVERAGE:
10. * – DENOTES LOCATION OF ADA RAMP.
11. ALL SIDEWALKS ARE TO BE CONSTRUCTED A MINIMUM OF 5 FOOT WIDE.
12. THE SITE DOES NOT LIE IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY – NATIONAL FLOOD INSURANCE PROGRAM, WHEN PLOTTED BY SCALE ON FLOOD INSURANCE RATE MAP #18057C0120F AND #18057C0206F, DATED FEBRUARY 19, 2003.
13. IF IT WILL BE NECESSARY TO RELOCATE EXISTING UTILITIES, THE EXPENSE OF SUCH RELOCATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. ALL UTILITY POLES SHALL BE LOCATED WITHIN ONE FOOT OF THE PROPOSED R/W.

LEGEND

908	PROPOSED SANITARY SEWER
213	PROPOSED STORM SEWER
W	PROPOSED WATER LINE
T(U)	PROPOSED UNDERGROUND TELECOMMUNICATIONS LINE
E(U)	PROPOSED UNDERGROUND ELECTRIC LINE
G	PROPOSED GAS LINE
879	PROPOSED MINOR CONTOUR
880	PROPOSED INDEX CONTOUR
876	EXISTING MINOR CONTOUR
875	EXISTING INDEX CONTOUR

SOURCE BENCHMARK:

NATIONAL GEODETIC SURVEY: PID – AH8320
LOCATED NEAR THE ENTRANCE TO EAGLE CREEK CEMETERY AND 156th STREET, HAMILTON COUNTY, INDIANA.

ELEVATION= 872.84 (NAVD 88)

TBM:

MAG NAIL IN SIDEWALK
LOCATED APPROXIMATELY 10' EAST OF THE TERMINATION OF THE CURB LINE FOR MONTCLAIR DRIVE AND AS SHOWN HEREON.

ELEVATION= 901.87 (NAVD 88)

Prepared for:
CarDon Development Company, LLC
JOHN TALBOT
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FISHERS, IN 46037
PHONE: 317-600-2044

Property Owner:
EFH Symphony Real Estate, LLC
PAUL E. ESTRIDGE, JR
12965 Old Meridian Street
CARMEL, IN 46032
PHONE: 317-669-6206

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PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

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800 | 452 - 6408
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ALLAN H. WEIHE, P.E., L.S. - FOUNDER
WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.	W13-0239
DWG. NAME:	W13-0239 Development Plan.dwg
DESIGNED BY:	CRP
DRAWN BY:	CRP
CHECKED BY:	CRP
DATE:	04/04/2014

BY	DATE	REVISIONS AND ISSUES

PREPARED FOR:
CARDON ASSISTED LIVING
1148 WEST 146TH STREET, WESTFIELD, IN. 46074
CarDon Development

DEVELOPMENT PLAN
SEC. 15-T18N-R3E WASHINGTON TWP. HAMILTON CNTY. INDIANA

SHEET NO.
C300

PROJECT NO.
W13-0239

LOCATION: C:\AutoSave\AcPublish_4568\W130239 Development Plan.dwg
LAYOUT: C300 - Development Plan
DATE/TIME: April 04, 2014 - 9:32am
PLOTTED BY: pattersbo