

PRIMARY PLAT & OVERALL DEVELOPMENT PLAN SPRINGMILL STATION SOUTHEAST CORNER PUD

SW 1/4, SEC. 11-T18N-R3E, HAMILTON COUNTY, WASHINGTON TOWNSHIP, WESTFIELD, INDIANA
PROJECT ADDRESS: 16041 SPRINGMILL ROAD
ZONED: PUD

PLANS PREPARED FOR:
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LEGEND

- | EXISTING | | PROPOSED | |
|----------|--------------------|----------|------------------|
| S | SANITARY SEWER | S | SANITARY SEWER |
| W | WATER MAIN | W | WATER MAIN |
| ST | STORM SEWER | ST | STORM SEWER |
| G | GAS LINE | G | GAS SERVICE |
| OH | OVERHEAD UTILITIES | E | ELECTRIC LINE |
| FO | FIBER OPTIC | SM | SANITARY MANHOLE |
| X | FENCE LINE | FH | FIRE HYDRANT |
| EM | ELECTRIC METER | WM | WATER METER |
| FH | FIRE HYDRANT | WV | WATER VALVE |
| GV | GAS VALVE | AC | AC UNIT |
| HH | HAND HOLE | T | TREE |
| MP | MAIL BOX | B | BUSH |
| UP | UTILITY POLE | | |
| SI | SIGN | | |

The areas shown on the plat as "Access Easement" shall be maintained as aprivate drive and the undersigned owners, and their successors and assignees hereby waive all rights to petition the City of Westfield to be responsible for the maintenance and ownership of such private drives.

All trees to match the current city of westfield master tree list.

Street trees shall not be within 4' of any pavement.

There shall be no trees within 10' of any storm sewer including sub drains.

Detention/retention basins shall be constructed within a common area either platted or legally described and recorded as a perpetual storm water easement. A minimum of fifteen (15) feet horizontally from the top of bank of the facility shall be dedicated as permanent storm water easement if the boundary of the above-noted common area does not extend that far.

Proposed utility locations shall be as shown on plan and appropriately sized to meet the demand of the commercial park.

Refer to review letter dated June 22, 2015 provided by the Hamilton County Surveyors Office in regard to comments related to the legal drain.

LAND DESCRIPTION

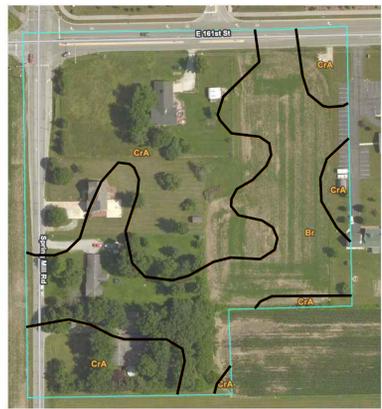
That portion of the Southwest Quarter of Section 11, Township 18 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Considering the east line of said Southwest Quarter as South 00 degrees 24 minutes 21 seconds West (assumed bearing) and all bearing contained within being relative thereto.

Commencing at a mag nail with "BANNING ENG FIRM #0060" tag set (herein referred to as "mag nail") marking the northwest corner of said Quarter Section; thence South 00 degrees 24 minutes 21 seconds West along the west line thereof 241.12 feet to the POINT OF BEGINNING, said point being the southwest corner of the land of the Board of Commissioners of Hamilton County as described in Instrument Number 9418999 in the Office of the Recorder of said county; thence continue South 00 degrees 24 minutes 21 seconds West along said west line 450.00 feet; thence North 89 degrees 11 minutes 54 seconds East parallel with the north line of said Southwest Quarter 325.00 feet; thence North 00 degrees 24 minutes 21 seconds East parallel with said west line 150.00 feet; thence North 89 degrees 11 minutes 54 seconds East parallel with said north line 263.65 feet; thence North 00 degrees 08 minutes 33 seconds East 501.07 feet to the southeast corner of the land of the Board of Commissioners of Hamilton County as described in Instrument Number 9419001 in said county records; thence along the south line thereof and the south line of said Board per Instrument Numbers 9419000 and 9418999 in said county records, being parallel with said north line of the Quarter Section South 89 degrees 11 minutes 54 seconds West 508.34 feet (the remaining courses are along the south and east lines of said land of the Board per Instrument Number 9418999); thence South 44 degrees 48 minutes 18 seconds West 50.01 feet; thence South 00 degrees 24 minutes 21 seconds West parallel with said west line 166.12 feet; thence South 89 degrees 11 minutes 54 seconds West parallel with said north line 45.00 feet to the POINT OF BEGINNING, containing 7.654 acres, more or less.

FLOOD STATEMENT

FLOOD ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN, PER FIRM MAP FOR HAMILTON COUNTY, IN, MAP NO. 18057C0120G, DATED NOVEMBER 19, 2014.



SOILS MAP
NO SCALE

SOILS DESCRIPTIONS

BROOKSTON SERIES
Br Brookston silt loam (0-2% slopes)
Brookston Series - (B) This is a very poorly drained nearly level soil on uplands. Permeability is moderately slow. The pH of the surface layer in non-limed areas is 6.0 to 7.3. This soil is hydric. Basements are not recommended because of wetness concerns. This soil responds well to tile drainage; it is not highly erodible. There is a seasonal high water table associated with this soil. High potential frost action and moderate shrink-swell potential are also construction concerns.

CROSBY SERIES
CrA Crosby silt loam (0-3% slopes)
Crosby Series - (C) This is a somewhat poorly drained gently sloping soil on uplands. Permeability is very slow. The pH of the surface layer in non-limed areas is 5.1 to 6.5. This soil responds well to tile drainage; it is potentially highly erodible. There is a seasonal high water table associated with this soil. High potential frost action and moderate shrink-swell are also construction concerns.

PROJECT LOCATION



LOCATION MAP
NO SCALE

Date:	07-10-15
Project No:	07053
Sheet No:	C100