32 AT 31-HENKE CENTER
PRIMARY PLAT

PLANS PREPARED FOR:

HENKE DEVELOPMENT GROUP
1. S. RANGELINE ROAD
CARMEL, IN 46032
TELEPHONE: (317) 439-27311
CONTACT PERSON: BRAD HENKE

PLANS PREPARED BY:

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
FAX: (317) 843-0546
CONTACT PERSON: JAMIE SHINNEMAN
EMAIL: SHINNEMANJ@WEIHE.NET

STATEMENT:
SANITARY SEWER – TO BE PROVIDED BY WESTFIELD PUBLIC WORKS.

STORM SEWER – THE PROJECT FALLS WITHIN THE COOL CREEK WATERSHED. AN ONSITE POND WILL COLLECT DRAINAGE WATER FROM ONSITE AND OUTLET VIA AN 18" PIPE UNDER SUN PARK DRIVE

WATER – TO BE PROVIDED BY WESTFIELD PUBLIC WORKS.

ELECTRIC – TO BE PROVIDED BY DUKE ENERGY. 3 PHASE IS AVAILABLE.

GAS – TO BE PROVIDED BY CITIZENS GAS.

ZONING – GB (GENERAL BUSINESS)

MINIMUM SETBACK LINES –

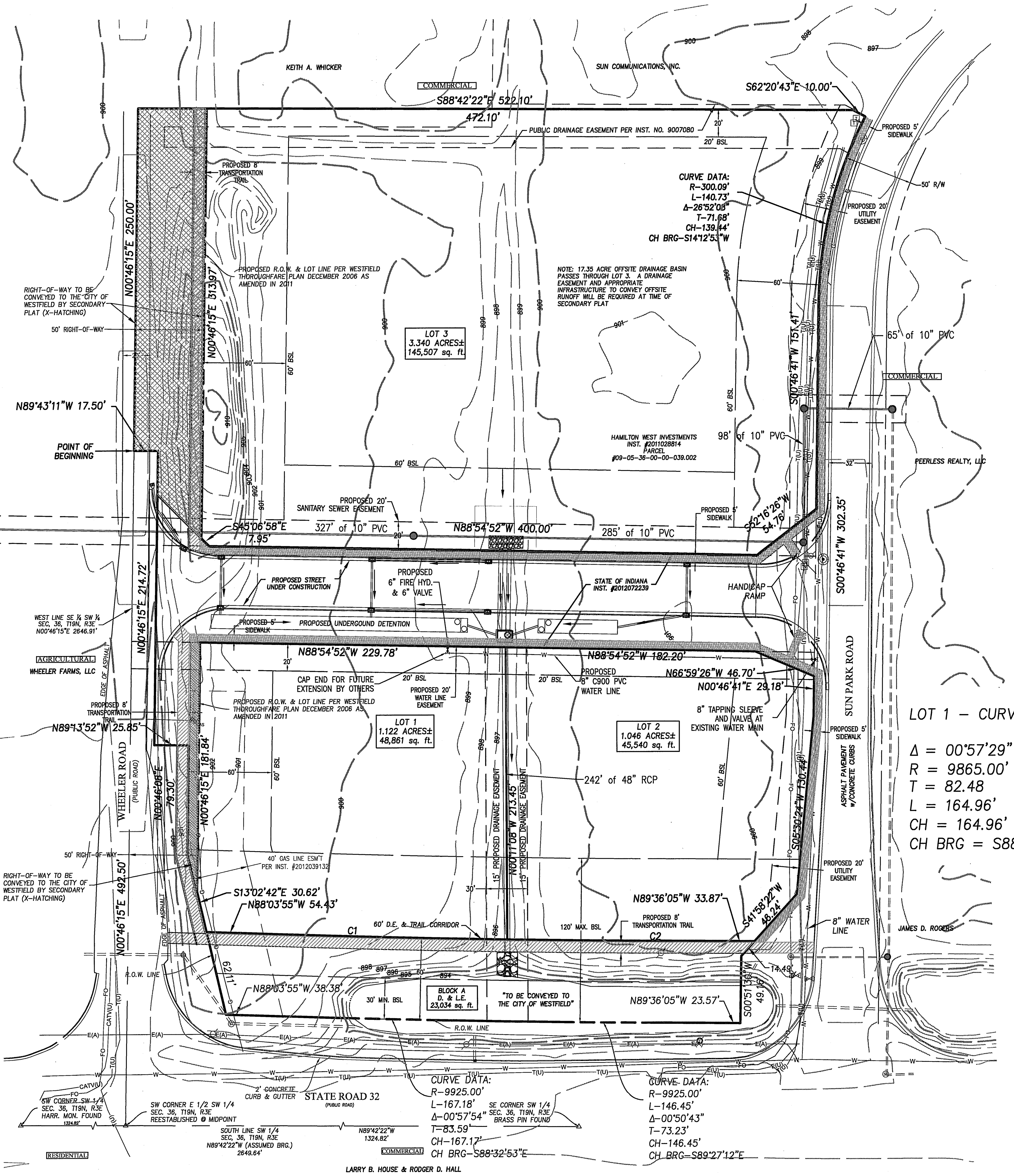
FRONT YARD – 60'
– 30' MINIMUM/120' MAXIMUM ALONG S.R. 32 FRONTAGE
SIDE YARD – 60' WHEN ABUTTING A RESIDENTIAL AREA
REAR YARD – 20'

CONTOUR LINES OBTAINED FROM HAMILTON COUNTY DIGITAL GIS MAPPING

SCALE: 1" = 50'
0 25 50 100

DATE: MARCH 20, 2013

LOCATION MAP



LAND DESCRIPTION

Part of the Southwest quarter of Section 36, Township 19 North, Range 3 East, Second Principal Meridian, Washington township, Hamilton county, Indiana, described as follows:

Commencing at the brass pin marking the Southeast corner of the Southwest quarter of Section 36, Township 19 North, Range 3 East; thence on the South line of said Southwest quarter North 89 degrees 42 minutes 22 seconds West (assumed bearing) 1324.82 feet to the Southwest corner of the East half of said Southwest quarter, said point being equidistant from the Southwest corner of said Southwest quarter; thence on the West line of the East half of said Southwest quarter North 00 degrees 46 minutes 15 seconds East 492.50 feet to the **POINT OF BEGINNING**; thence continuing North 00 degrees 46 minutes 15 seconds East 250.00 feet on the West line of the East half of said Southwest quarter; thence South 88 degrees 42 minutes 22 seconds East 522.10 feet; thence South 62 degrees 20 minutes 43 seconds East 10.00 feet to the westerly right of way line of Sun Park Drive, said point being on a curve to the left and having a radius of 300.09 feet and having a chord bearing of South 14 degrees 12 minutes 53 seconds West and a distance of 139.44 feet; thence on the arc of said curve 140.73 feet; thence continuing on said West right of way line South 00 degrees 46 minutes 41 seconds West 302.35 feet to the Right-of-Way of State Road 32 per Instrument No. 2007040170; thence on said right of way line the following 10 courses 1) South 05 degrees 30 minutes 24 seconds West 130.44 feet; 2) thence South 41 degrees 58 minutes 22 seconds West 60.73 feet; 3) thence South 00 degrees 51 minutes 30 seconds West 49.16 feet; 4) thence North 89 degrees 51 minutes 39 seconds West 23.57 feet to the point of curvature of a non-tangent curve; concave Northerly having a radius of 9925.00 feet; 5.) thence Westerly 313.63 feet on said curve to the right to the point of tangency, said curve subtended by a chord that bears North 88 degrees 58 minutes 15 seconds West 313.62 feet from said point of curvature; 6) thence North 88 degrees 03 minutes 55 seconds West 38.38 feet; 7) thence North 13 degrees 02 minute 42 seconds West 120.57 feet; 8) thence North 00 degrees 46 minutes 08 seconds East 79.30 feet; 9) thence North 89 degrees 13 minutes 52 seconds West 25.85 feet; 10) thence North 00 degrees 46 minutes 15 seconds East 214.72 feet; thence North 89 degrees 43 minutes 11 seconds West 17.50 feet to the **POINT OF BEGINNING**. Containing 7.22 acres, more or less.

EXCEPT that portion conveyed to the State of Indiana by Warranty Deed dated November 11, 2012 and recorded as Instrument No. 2012072239 in the Office of the Recorder of Hamilton County, Indiana.

Containing after said exception, 6.36 acres, more or less.

Date: April 10, 2013

Brady Kuhn, Registered Land Surveyor #20500007
State of Indiana

BRADY KUHN REGISTERED No. 20500007 STATE OF INDIANA LAND SURVEYOR

POSSIBLE 75' WESTFIELD BUSINESS PARK REGULATED DRAIN EASEMENT ALONG WEST SIDE OF SUN PARK DRIVE

NOTE: SITE FALLS WITHIN THE WESTFIELD WELLHEAD PROTECTION ZONE

LOT 1 – CURVE DATA (C1)

Δ = 00°57'29"
R = 9865.00'
T = 82.48
L = 164.96'
CH = 164.96'
CH BRG = S88°42'30"E

LOT 2 – CURVE DATA (C2)

Δ = 00°51'09"
R = 9865.00'
T = 73.39
L = 146.78'
CH = 146.77'
CH BRG = S89°26'59"E

PER EXISTING CONDITIONS DRAINAGE STUDY PREPARED BY CLARK DIETZ FOR THE HAMILTON COUNTY SURVEYOR'S OFFICE, LOT 3 OF THIS PRIMARY PLAT WILL NEED TO PROVIDE ON-SITE DETENTION TO THE HAMILTON COUNTY DRAINAGE STANDARD OF 0.1 AND 0.3 CFS PER ACRE FOR THE 10 AND 100 YEAR STORM EVENTS, RESPECTIVELY. LOT 2 WILL NEED TO PROVIDE ON-SITE DETENTION AND RESHAPE THE NORTH BANK OF THE POND ACROSS THE PROPERTY AS SHOWN ON PLANS DATED JULY 2009 BY CLARK DIETZ. LOT 1 NEEDS TO ENLARGE THE POND PER THE REPORT/PLANS AND PROVIDE ON-SITE DETENTION PER THE HAMILTON COUNTY STANDARDS.

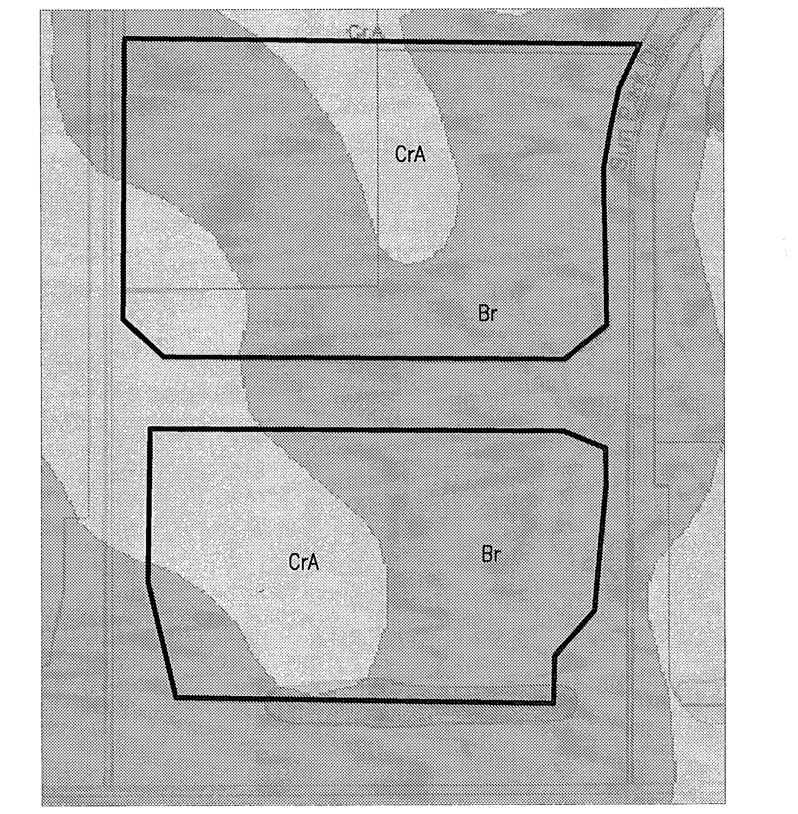
LEGEND

- BRASS OR ALUM. PLUG FOUND/SET
- CONC. MONUMENT FOUND/SET
- COPPERWELD FOUND/SET
- CUT 'X' FOUND/SET
- HARRISON MONUMENT FOUND
- IRON PIN FOUND/SET
- IRON PIPE FOUND
- PK OR MAG NAIL FOUND/SET
- RR SPIKE FOUND/SET
- RIGHT OF WAY MONUMENT FOUND
- STONE FOUND
- OTHER MONUMENT
- INDICATOR POST & VALVE
- FIRE HYDRANT
- SPRINKLER CONTROL BOX
- SPRINKLER CONTROL VALVE
- WELL HEAD
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- GAS PIPELINE MARKER
- ELECTRIC CONTROL BOX
- ELECTRIC METER
- TRANSFORMER
- E(A) AERIAL ELECTRIC
- AERIAL TELEPHONE
- E(U) BURIED ELECTRIC
- W WATER
- FO BURIED FIBER OPTICS
- T(U) BURIED TELEPHONE
- RIGHT OF WAY LINE
- FLOW LINE
- DIRECTION OF FLOW
- ELECTRIC PEDESTAL
- ELECTRICAL RISER
- FLOOD LIGHT
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- ORNAMENTAL LIGHT
- LIGHT POLE
- LIGHT STAND
- ELECTRIC MANHOLE
- UTILITY POLE
- UTILITY POLE W/ LIGHT
- UTILITY POLE W/ TRANSFORMER
- UTILITY POLE W/ LIGHT & TRANS.
- MAILBOX
- GENERATOR
- TELEPHONE JUNCTION BOX
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE RISER
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- CATV PEDESTAL
- CATV JUNCTION BOX
- CLEANOUT (OTHER)
- MONITORING WELL
- STORM STRUCTURE
- TRAFFIC CONTROL JUNCTION BOX
- MANHOLE (OTHER OR UNIDENTIFIED)
- TRAFFIC CONTROL MANHOLE
- PETROLEUM PIPELINE MARKER
- FIBER OPTIC MARKER
- TRAFFIC SIGNAL POLE
- BOLLARD
- FLAG POLE
- POST
- SIGN
- AIR CONDITIONER
- HANDICAPPED SPACE
- GATE POST
- FILLER PIPE LID
- FIRE DEPARTMENT CONNECTION

(M) MEASURED DIMENSION
(R) RECORD DIMENSION
(P) PLATTED DIMENSION
(C) CALCULATED DIMENSION

CMP CORRUGATED METAL PIPE
RCP REINFORCED CONCRETE PIPE
PVC POLYVINYL CHLORIDE PIPE
ROW RIGHT-OF-WAY
D.E. DRAINAGE EASEMENT
D.& L.E. DRAINAGE & LANDSCAPE EASEMENT
VCP VITRIFIED CLAY PIPE
HDPE HIGH DENSITY POLYETHYLENE PIPE
DIP DUCTILE IRON PIPE
BSL BUILDING SETBACK LINE

"This drawing is not intended to be represented as a retracement or original boundary survey, a route survey, or a Surveyor Location Report"



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

SOIL MAP

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. ANY DEVELOPMENT 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. ANY DEVELOPMENT 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.

MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED

1. THE MAIN SOIL FEATURES THAT ADVERSELY AFFECT ENGINEERING USES OF THIS SOIL ARE MODERATE POTENTIAL FROST ACTION, MODERATELY SLOW PERMEABILITY, MODERATE SHRINK-SWELL POTENTIAL, AND LOW STRENGTH. EROSION IS A HAZARD DURING CONSTRUCTION. THIS SOIL IS SUITABLE FOR BUILDING SITES, BUT SLOPE, CLAYEY TEXTURE, SHRINKING AND SWELLING, AND LOW STRENGTH ARE MODERATE LIMITATIONS THAT NEED TO BE OVERCOME. LOW STRENGTH IS A SEVERE LIMITATION TO THE USE OF THIS SOIL FOR LOCAL ROADS AND STREETS. THE BASE MATERIAL FOR ROADS AND STREETS NEEDS TO BE STRENGTHENED WITH SUITABLE MATERIAL.

This instrument prepared for:

Henke Development Group

1 South Rangeline Road, Carmel, IN
(317) 439-2731

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ALLAN H. WEIHE, P.E., L.S. - FOUNDER

LOCATION: H:\2012\w120391\Surveying\w120391.dwg
LAYOUT: Primary Plat
DATE/TIME: April 10, 2013 – 1:09pm
PLOTTED BY: hunters