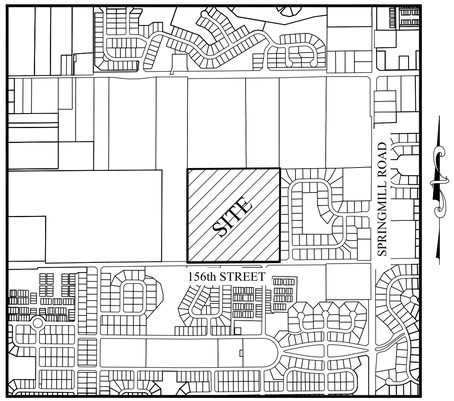
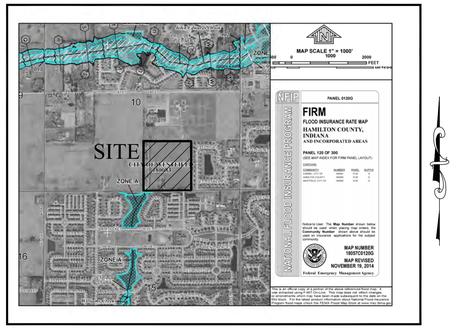
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
STOEPPELWERTH AND ASSOCIATES INC.
7965 EAST 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
STEVEN A WILSON, INC.
739 KEYSTONE WAY
CARMEL, INDIANA 46032
CONTACT: STEVE WILSON
PHONE: 846-2555

WILSHIRE
PRIMARY PLAT
ZONING: PUD



LOCATION MAP
SCALE: 1"=1000'

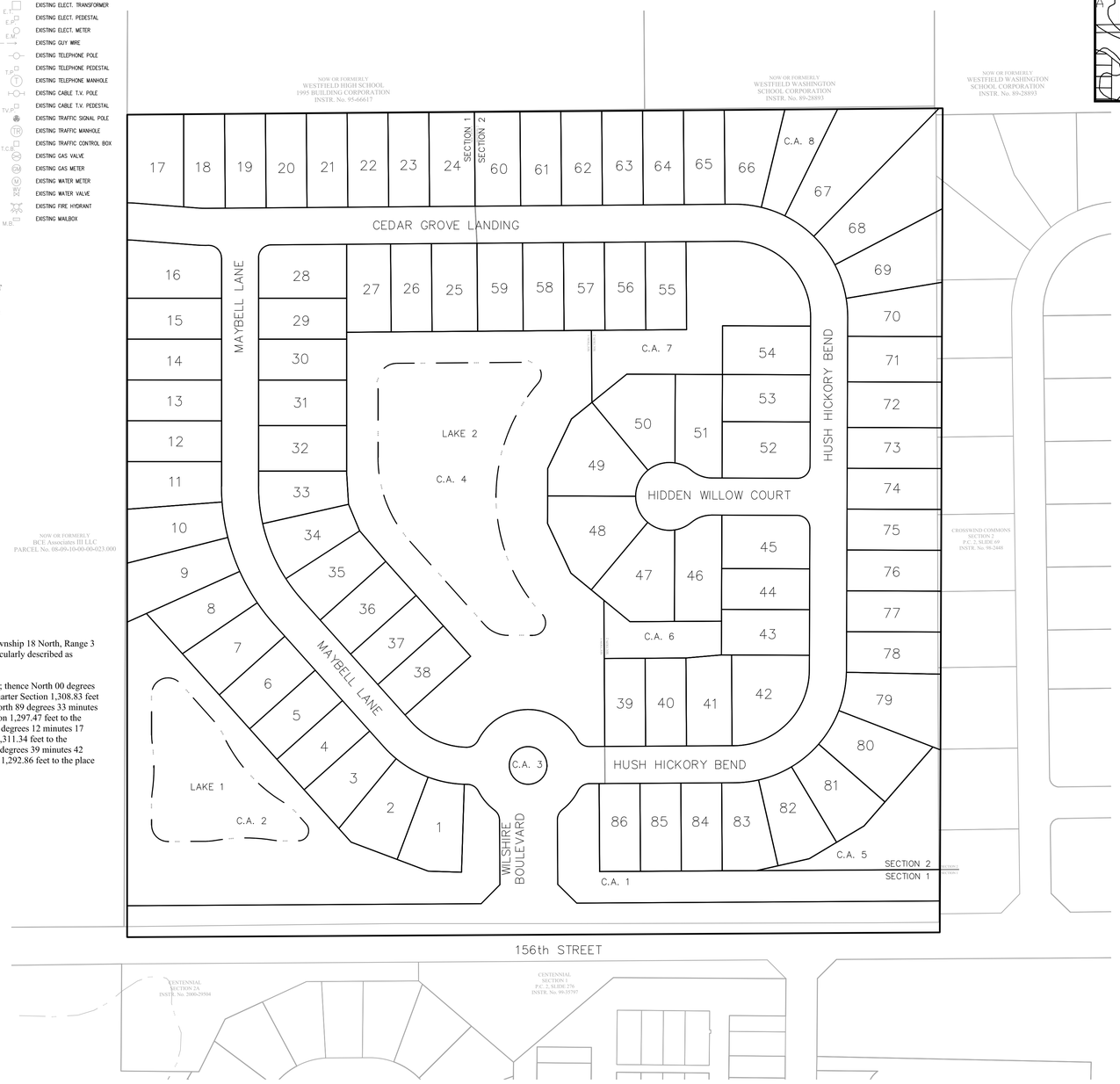


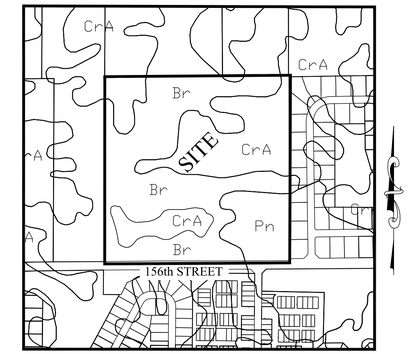
FLOOD STATEMENT
This is to certify that NO portion of the property is located within a Special Flood Hazard Area (Zone AE) as said property plots by scale on Community Panel No. 18057C 0120G of the Flood Insurance Rate Maps dated November 19, 2014.

LEGEND

- PROPOSED SUB SURFACE DRAIN
- PROPOSED SEWER LINE; MANHOLE
- PROPOSED STORM SEWER LINE; CURB INLET, MANHOLE & END SECTION
- W — PROPOSED WATER LINE
- EXISTING FLOW LINE
- BEC — EXISTING BURIED ELECTRIC LINE
- E — EXISTING OVERHEAD ELECTRIC LINES
- BTC — EXISTING BURIED TELEPHONE LINE
- T — EXISTING TELEPHONE LINE
- BCTV — EXISTING BURIED CABLE T.V. LINE
- CTV — EXISTING CABLE T.V. LINE
- GAS — EXISTING GAS LINE
- W — EXISTING WATER LINE
- S — EXISTING SANITARY SEWER LINE; MANHOLE
- C.O. — EXISTING SANITARY CLEANOUT
- EXISTING STORM SEWER LINE; MANHOLE & ENDSECTION
- EXISTING BEEHIVE OR ROUND INLET
- EXISTING SQUARE FLAT INLET
- EXISTING FENCE LINE
- P.W.P. — EXISTING POWER POLE
- EXISTING LIGHT POLE
- E.T. — EXISTING ELECT. TRANSFORMER
- E.P. — EXISTING ELECT. PEDESTAL
- E.M. — EXISTING ELECT. METER
- EXISTING GUY WIRE
- EXISTING TELEPHONE POLE
- T.P. — EXISTING TELEPHONE PEDESTAL
- T — EXISTING TELEPHONE MANHOLE
- EXISTING CABLE T.V. POLE
- T.V.P. — EXISTING CABLE T.V. PEDESTAL
- EXISTING TRAFFIC SIGNAL POLE
- TR — EXISTING TRAFFIC MANHOLE
- T.C.B. — EXISTING TRAFFIC CONTROL BOX
- EXISTING GAS VALVE
- EXISTING GAS METER
- EXISTING WATER METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- M.B. — EXISTING MAILBOX

30	LOT NUMBER
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE UTILITY & SEWER EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
L.S.E.	LINE OF SITE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
S.L.E.	SIGN & LANDSCAPE EASEMENT
L.E.	LANDSCAPE EASEMENT
T.O.B.S.L.	TOP OF BANK SETBACK LINE
B.L.	BUILDING LINE
C.A.	COMMON AREA
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
✱	HANDICAP RAMP
☼	STREET LIGHT





SOILS MAP
SCALE: 1"=500

Br – Brookston silty clay loam

CrA – Crosby silt loam

Pn – Patton silty clay loam

SUBDIVISION MONUMENTATION

A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008" SHALL BE SET AT ALL LOT OR PARCEL CORNERS, INCLUDING BEGINNING AND ENDING OF CURVES AND THE INTERSECTION OF LINES.

○ DENOTES A 5/8"x30" REBAR WITH CAP STAMPED "S&A FIRM #0008".

◉ DENOTES A 2" MAG NAIL WITH WASHER STAMPED "S&A FIRM #0008".

□ DENOTES A 4"x4"x36" LONG PRECAST CONCRETE MONUMENT WITH A CROSS CAST IN THE TOP, SET FLUSH WITH THE FINISH GRADE.

● DENOTES A STREET CENTERLINE MONUMENT. EITHER AN "ALUMINUM WELD", A 5/8" DIA. ALUMINUM ROD 12" LONG WITH 1-1/2" DIA. TAPERED ALUMINUM CAP STAMPED "S & A INC. FIRM # 0008" AND HAVING A CUT "X" IN TOP, SET FLUSH WITH THE FINISHED SURFACE COAT OR A 2" MAG NAIL, TEMPORARILY SET FLUSH WITH THE INTERMEDIATE COAT (BINDER).

The Southwest Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East, Washington Township, Hamilton County Indiana, more particularly described as follows:

Beginning at the Southwest corner of said Quarter-Quarter Section; thence North 00 degrees 00 minutes 15 seconds East along the West line of said Quarter-Quarter Section 1,308.83 feet to the Northwest corner of said Quarter-Quarter Section; thence North 89 degrees 33 minutes 09 seconds East along the North line of said Quarter-Quarter Section 1,297.47 feet to the Northeast corner of said Quarter-Quarter Section; thence South 00 degrees 12 minutes 17 seconds West along the East line of said Quarter-Quarter Section 1,311.34 feet to the Southeast corner of said Quarter-Quarter Section; thence South 89 degrees 39 minutes 42 seconds West along the South line of said Quarter-Quarter Section 1,292.86 feet to the place of beginning, containing 38.951 acres, more or less.

SITE DATA	
ZONING CLASSIFICATION	PUD (PLANNED UNIT DEVELOPMENT)
SITE ACREAGE	38.951 Ac±
TOTAL LOTS	86
DENSITY	2.20 units per acre
TOTAL COMMON AREA	10.32 Ac± (26.5%)
MIN. SIDE YARD	5' EACH SIDE
MIN. REAR YARD	20'
MIN. FRONT YARD	20'
MIN. S.F. PER UNIT	1,750 SINGLE STORY 2,200 TWO STORY
MIN. WIDTH AT B.L.	65'
MAX. BUILDING HEIGHT	2.5 STORIES
MIN. LOT AREA	9,100 SQUARE FEET

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	127.00'	150.00'	67.59'	S66°04'59"E	123.24'	48°30'40"
C2	219.03'	300.00'	114.65'	S20°54'42"E	214.20'	41°49'53"
C3	12.85'	150.00'	6.43'	S87°59'39"E	12.84'	4°54'25"
C4	11.66'	150.00'	5.83'	N87°46'06"W	11.66'	4°27'19"
C5	237.33'	150.00'	151.72'	N45°07'17"W	213.34'	90°39'09"
C6	234.20'	150.00'	148.58'	N44°55'59"E	211.12'	89°27'24"

INDEX

SHT.	DESCRIPTION
1	PRIMARY PLAT COVER
2-3	PRIMARY PLAT
4-5	DEVELOPMENT PLAN
L1-L2	LANDSCAPE PLAN

REVISIONS

SHT.	DESCRIPTIONS
ALL	REV. LOT SIZES, TRAIL ACCESS 12-30-15
ALL	ADD STREET LIGHTS, MORE LANDSCAPING 2-10-16

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.

PLANS PREPARED BY:

STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038 PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: DENNIS D. OLMSTEAD
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM

PLANS CERTIFIED BY:

12/4/15
DENNIS D. OLMSTEAD
PROFESSIONAL LAND SURVEYOR
NO. 900012

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

811 Know what's **below.** **Call** before you dig.

S:\46149\dwg\Preliminary Plat.dwg, 2/12/2016 1:42:24 PM, gkritz, 1:1

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CARMEL, INDIANA 46032
CONTACT: STEVE WILSON
PHONE: 846-2555

WILSHIRE
PRIMARY PLAT
ZONING PUD

GRAPHIC SCALE
50 0 25 50
(IN FEET)
1 inch = 50 ft.

DATE	REVISIONS	BY
2/10/16	ADD STREET LIGHT, MORE LANDSCAPING	GDK
2/3/16	REV. PER TAC COMMENTS	GDK

DENNIS D. OLMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR

THIS DRAWING IS NOT INTENDED TO BE REFERRED TO AS A RETRACEMENT, ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 12/4/15

STOEPPELWERTH
ALWAYS ON.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT
PREPARED FOR:
WILSHIRE
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
10	18N	R3E

DRAWN BY: GDK
CHECKED BY: GDK
SHEET NO. 2 OF 5 SHEETS
S & A JOB NO. 46149

Know what's below. Call before you dig.

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WILSHIRE
PRIMARY PLAT
ZONING PUD

GRAPHIC SCALE
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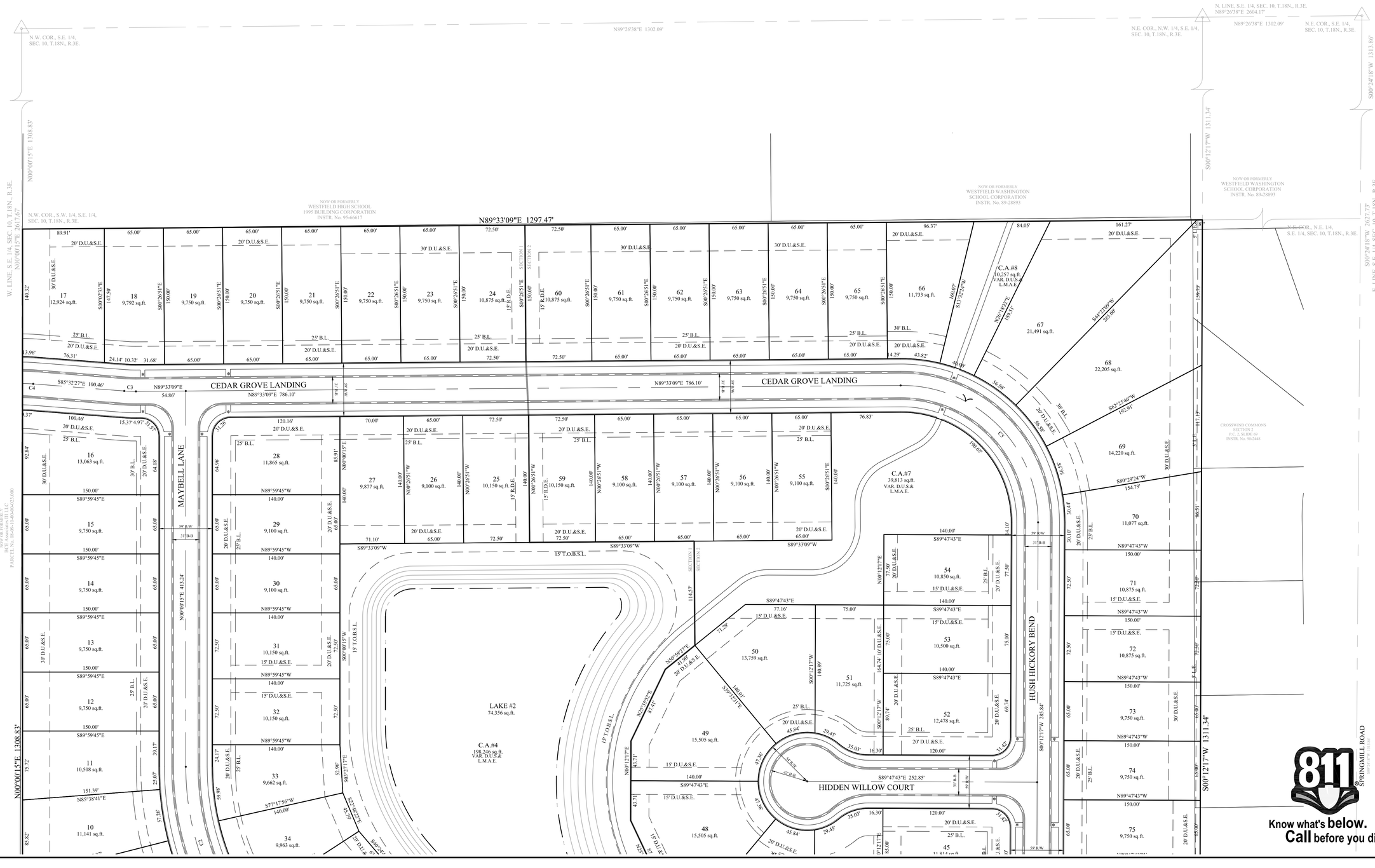
(IN FEET)
1 inch = 50 ft.



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DATE	REVISIONS	BY
2/10/16	ADD STREET LIGHT, MORE LANDSCAPING	GDK
2/3/16	REV. PER TAC COMMENTS	GDK

DENNIS D. OLMSTEAD
REGISTERED No. 900012 STATE OF INDIANA
LAND SURVEYOR

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CERTIFIED: 12/4/15

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ALWAYS.
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT
PREPARED FOR:
WILSHIRE
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION:	TOWNSHIP:	RANGE:
10	18N	R3E

DRAWN BY: GDK
CHECKED BY: GDK
SHEET NO. 3 OF 5 SHEETS
S & A JOB NO. 46149

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