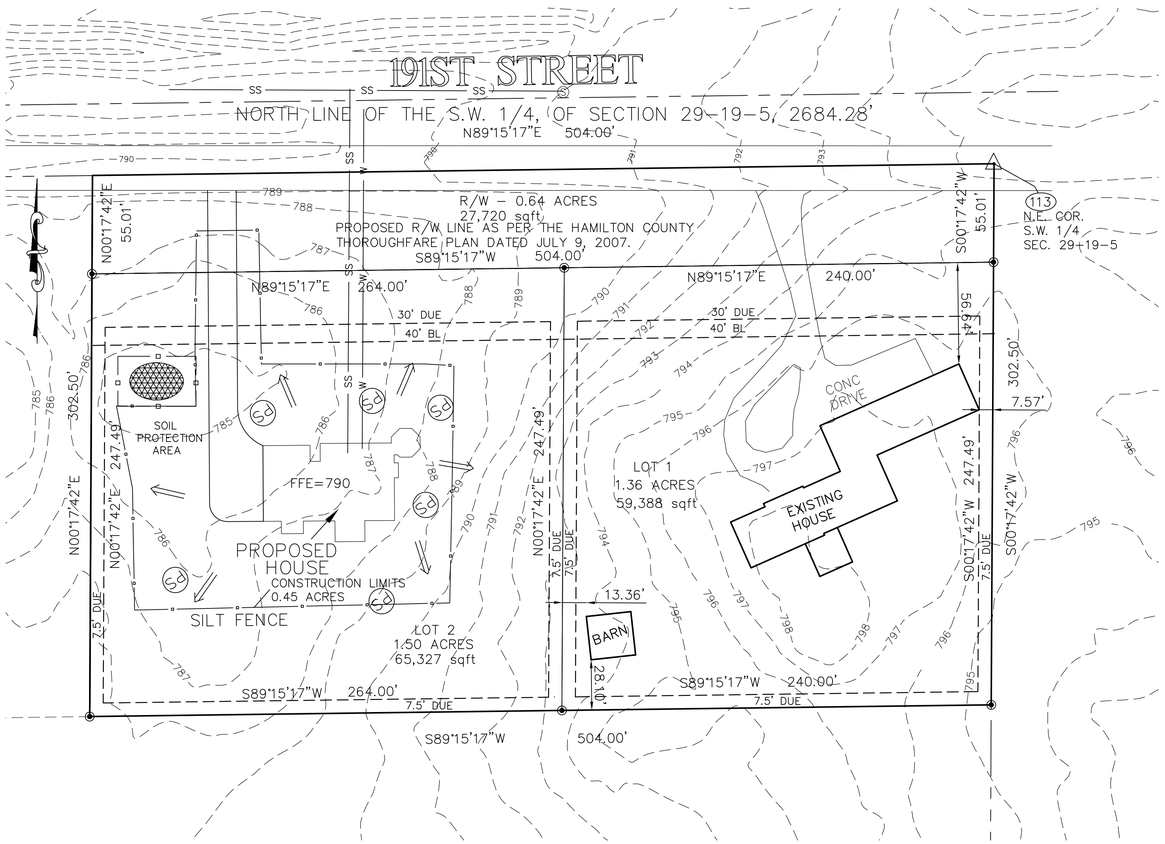
PRIMARY PLAT

BRENDONWOOD ESTATES

PART OF THE S.W. QUARTER, SECTION 29, TOWNSHIP 19 NORTH, RANGE 5 EAST
NOBLESVILLE TOWNSHIP, HAMILTON COUNTY, INDIANA



LAND DESCRIPTION

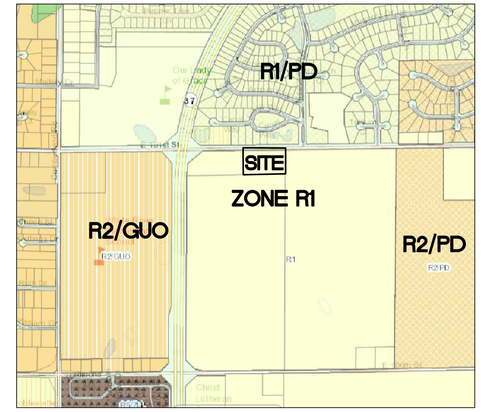
DESCRIPTION OF REAL ESTATE PER INSTRUMENT No. 2018030073

PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 5 EAST, IN HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 19 NORTH, RANGE 5 EAST; THENCE SOUTH ON AND ALONG THE EAST LINE OF SAID EAST HALF 302.50 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID EAST HALF 504.00 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID EAST HALF 302.50 FEET TO THE NORTH LINE THEREOF; THENCE EAST ON AND ALONG AFORESAID NORTH LINE 504.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.5 ACRES, MORE OR LESS.

ZONING MAP

NOT TO SCALE



SORMWATER POLLUTION POEVENTION PLAN AND DETAILS

SEASONAL SOIL PROTECTION CHART

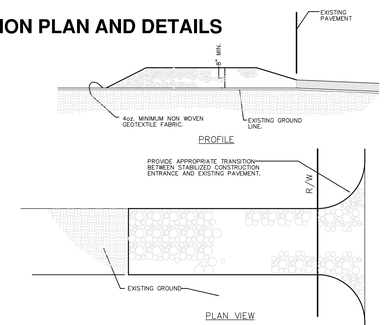
STABILIZATION PRACTICE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A									
DORMANT SEEDING	B									B		
TEMPORARY SEEDING			C	E				D				
SODDING			F**									
MULCHING	G											

A = KENTUCKY BLUEGRASS 100 LBS./ACRE; CREEPING RED FESCUE 100 LBS./ACRE; PLUS 2 TONS STRAW MULCH/ACRE, OR ADD ANNUAL RYEGRASS 20 LBS./ACRE
B = KENTUCKY BLUEGRASS 120 LBS./ACRE; CREEPING RED FESCUE 120 LBS./ACRE; PLUS 2 TONS STRAW MULCH/ACRE, OR ADD ANNUAL RYEGRASS 30 LBS./ACRE
C = SPRING OATS 3 BUSHELS/ACRE
D = WHEAT OR RYE 2 BUSHELS/ACRE
E = ANNUAL RYEGRASS 40 LBS./ACRE (1 LB/1000 SQ. FT.)
F = SOD
G = STRAW MULCH 2 TONS/ACRE
/I/ = IRRIGATION NEEDED DURING JUNE, JULY, AUGUST AND/OR SEPTEMBER
** = IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER SUPPLYING SOD

SEEDBED PREPARATION FOR PERMANENT SEEDING:

1. TEST SOIL TO DETERMINE pH AND NUTRIENT LEVELS. (CONTACT COUNTY SWCD OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE AND SOILS INFORMATION, INCLUDING AVAILABLE TESTING SERVICES.)
2. IF SOIL pH IS UNSUITABLE FOR THE SPECIES TO BE SEEDED, APPLY LIME ACCORDING TO TEST RECOMMENDATIONS.
3. FERTILIZE AS RECOMMENDED BY THE SOIL TEST. IF TESTING WAS NOT DONE, CONSIDER APPLYING 400-600 lbs/ACRE OF 12-12-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.
4. TILL TOP SOIL TO OBTAIN A UNIFORM SEEDBED, WORKING THE FERTILIZER AND LIME INTO THE SOIL 2-4 INCHES DEEP WITH A DISK OR A RAKE OPERATED ACROSS THE SLOPE.

RULE 5 REQUIRES ALL DISTURBED AREAS LIKELY TO BE IDLER FOR 15 DAYS SHALL HAVE SURFACE STABILIZATION APPLIED. WHEN WEATHER CONDITIONS PREVENT RAPID GERMINATION OF GRASS, THEN 2T/AC MULCH WILL BE USED TO ENSURE GROUND STABILIZATION REQUIREMENTS ARE MET.



STABILIZED CONSTRUCTION ENTRANCE

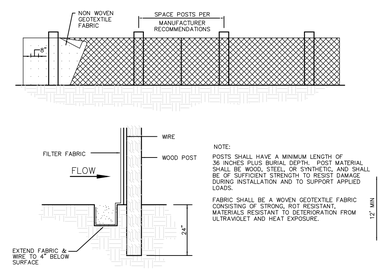
NTS

MAINTENANCE:

INSPECT ENTRANCE PAD AND SEDIMENT DISPOSAL AREA WEEKLY AND AFTER EACH STORM EVENT OR HEAVY USE. RESHAPE PAD AS NEEDED FOR DRAINAGE AND RUNOFF CONTROL. TOP DRESS WITH CLEAN STONE AS NEEDED. IMMEDIATELY REMOVE MUD AND SEDIMENT TRACKED OR WASHED ONTO PUBLIC/PRIVATE ROADS BY BRUSHING OR SWEEPING. FLUSHING SHOULD ONLY BE USED IF WATER IS CONVEYED INTO A SEDIMENT TRAP OR BASIN. REPAIR ANY BROKEN ROAD PAVEMENT IMMEDIATELY.

EROSION CONTROL NOTES:

1. LAND ALTERATION WHICH STRIPS THE LAND OF VEGETATION, INCLUDING REGRADING, SHALL BE DONE IN A WAY THAT WILL MINIMIZE EROSION.
2. CONTRACTOR SHALL COMPLY WITH ALL STATE AND LOCAL ORDINANCES THAT APPLY.
3. THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE AS THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SOIL SEDIMENT FROM LEAVING THE SITE.
4. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IF DEEMED NECESSARY BY ON SITE INSPECTION.
5. SEDIMENT LADEN WATER SHALL BE DETAINED BY EROSION CONTROL PRACTICES AS NEEDED TO MINIMIZE SEDIMENTATION IN THE RECEIVING STREAM. NO STORM WATER SHALL BE DISCHARGED FROM THE SITE IN A MANNER THAT CAUSES EROSION AT THE POINT OF DISCHARGE.
6. WASTES AND UNUSED BUILDING MATERIALS SHALL NOT BE ALLOWED TO BE CARRIED FROM THE SITE BY STORM WATER RUNOFF. PROPER DISPOSAL OF ALL WASTES AND UNUSED BUILDING MATERIALS IS REQUIRED.
7. SEDIMENT BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS SHALL BE MINIMIZED. CLEARING OF ACCUM-ULATED SEDIMENT SHALL NOT INCLUDE FLUSHING WITH WATER. CLEARED SEDIMENT SHALL BE RETURNED TO THE SITE FOR DISPOSAL.
8. SOIL WHICH HAS ACCUMULATED NEXT TO EROSION CONTROL DEVICES SHALL BE COLLECTED AND RE-DISTRIBUTED ON SITE AFTER EACH RAINFALL EVENT, AND AT LEAST ONCE A WEEK.
9. IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
10. ALL EXISTING STRUCTURES, FENCING, TREES AND ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED AND DISPOSED OF OFF SITE. BURNING IS NOT ALLOWED ON SITE. (HOMEOWNER SHALL CLEARLY MARK ANY EXISTING TREES OR STRUCTURES THEY INTEND TO KEEP)



SILT FENCE CONSTRUCTION

NTS

MAINTENANCE:

INSPECT THE SILT FENCE PERIODICALLY AND AFTER EACH STORM EVENT. IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY. REMOVE DEPOSITED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT OR IS CAUSING THE FABRIC TO BULGE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED REMOVE THE FENCE AND SEDIMENT DEPOSITS, BRING THE DISTURBED AREA TO GRADE, AND STABILIZE.

THE WITHIN PLAT AND SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SCHEDULE "A" AND SCHEDULE "B" OF A TITLE POLICY.

THIS SURVEY PLAT HAS BEEN PREPARED FOR USE ON THIS PARTICULAR PROJECT AND FOR THE EXCLUSIVE USE OF THE PERSON(S) OR ENTITY HEREON NAMED AND IS NOT CERTIFIED TO OR TO BE USED BY ANY OTHER PARTY. THE EVIDENCE, POSSESSION, OWNERSHIP, CONDITIONS ETC. COULD CHANGE CONSTANTLY AND THE USE OF THIS SURVEY IS LIMITED ONLY TO THE DATE INDICATED HEREIN.

THE LOCATION OF THE TITLE LINES AND CORNERS ARE SUBJECT TO THE EVIDENCE FOUND IN THE PERFORMANCE OF THIS SURVEY. ADDITIONAL EVIDENCE PRESENTED TO MILLER SURVEYING, INC. MAY ALTER THE LOCATION OF THE TITLE LINES AND CORNERS.

NOTE:
ALL STORMWATER POLLUION PREVENTION PLAN AND DETAILS WILL BE INSTALLED AT THE TIME OF EACH CUSTOM HOME SITE GOES THOURGH THE SITE PLAN AND PERMIT PROCESS.

ALL HOMES, DRIVES, WELLS, SEPTICE AREA, AND SOIL PROTECTION AREA ARE PROPOSED LOCATION AND WILL BE DEFINED AT THE TIME OF THE OF THE HOME CONSTRUCTION PERMIT PROCESS.

BRENDONWOOD IS NOT PROPOSING ANY ROAD IMPROVEMENTS

LOTS ARE CUSTOM HOMES STIE AND THE IMPROVEMENTS WILL BE WILL BE DEFINED AT THE TIME OF THE OF THE HOME CONSTRUCTION PERMIT PROCESS.

GRAPHIC SCALE

0 25 50 100

SCALE : 1" = 50'

BENCHMARK INFORMATION

HORIZONTAL AND VERTICAL CONTROL:

COORDINATE SYSTEM:
US STATE PLANE 1983 (AT GROUND)

PROJECT DATUM:
WORLD GEODETIC SYSTEM (WGS 1984)

VERTICAL DATUM
NAVD 88

ZONE:
INDIANA EAST 1301

GEOID MODEL:
GEOID03 (CONUS)

COORDINATE UNITS US SURVEY FEET
DISTANCE UNITS US SURVEY FEET
HEIGHT UNITS US SURVEY FEET

ZONING

R1 – RESIDENTIAL

OWNER / SUBDIVIDER / DEVELOPER

BRENDONWOOD 717 LLC
8035 CRAIG ST
INDIANAPOLIS, IN 46250

SOURCE OF TITLE

BRENDONWOOD 717 LLC
INSTRUMENT No. 2018030073

THIS INSTRUMENT PREPARED BY:
K. NATHAN ALTHOUSE
MILLER SURVEYING, INC.
948 CONNER STREET
NOBLESVILLE, IND. 46060
Ph 773-2644 Fx 773-2694
DATE: 7/27/2018
Job No. B38014

FLOOD ZONE DEFINITION

ZONE	EXPLANATION
"X"	AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP #18057C0155F & 18057C0165F. AREA IN ZONE "X" MAP DATED FEB. 19, 2003.

UTILITY NOTE

THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF EXISTING UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

LEGEND

R/W RIGHT-OF-WAY

◉ 5/8" IRON ROD WITH YELLOW CAP STAMPED "MILLER S0083" SET

BSL BUILDING SET BACK LINE

DUE DRAINAGE AND UTILITY EASEMENT

SCD = STABILIZED CONSTRUCTION DRIVE

PS = PERMANENT SEED / SOD IMMEDIATELY AFTER CONSTRUCTION

= DRAINAGE FLOW ARROW

I AFFIRM, UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THE DOCUMENT, UNLESS REQUIRED BY LAW.