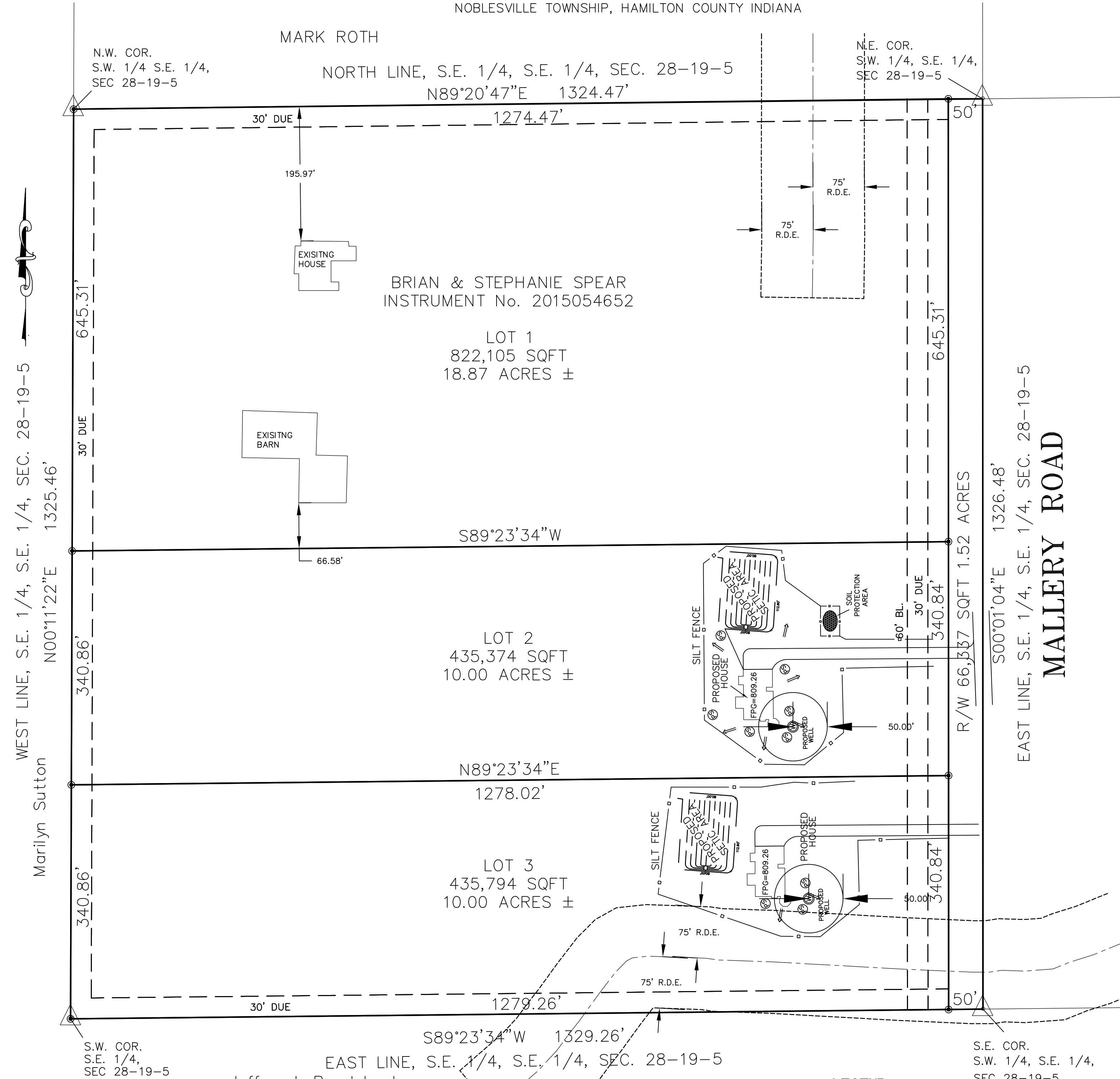


# PRIMARY PLAT

## SPEAR'S ESTATES

PART OF THE SOUTHEAST QUARTER, SECTION 28-19-5 IN  
NOBLESVILLE TOWNSHIP, HAMILTON COUNTY INDIANA



**ZONING**  
R1 - RESIDENTIAL  
**OWNER / SUBDIVIDER / DEVELOPER**  
BRIAN SPEAR &  
STEPHANIE SPEAR  
18751 MALLERY ROAD  
NOBLESVILLE, INDIANA 46060  
(317)-491-3559

**SOURCE OF TITLE**  
BRIAN SPEAR AND STEPHANIE SPEAR  
INSTRUMENT No. 2015054652

THIS INSTRUMENT PREPARED BY:  
K. NATHAN ALTHOUSE  
MILLER SURVEYING, INC.  
948 CONNER STREET  
NOBLESVILLE, IND. 46060  
Ph 773-2644 Fx 773-2694  
DATE: 1/16/2015  
Job No. B37439

**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

### 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 #18057C0162G. AREA IN ZONE "X" MAP  
DATED 11-19-14

### 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  
⊙ = STABILIZED CONSTRUCTION DRIVE  
⊙ = PERMANENT SEED / SOD IMMEDIATELY  
AFTER CONSTRUCTION  
= DRAINAGE FLOW ARROW

BASE FLOOD ELEVATION (BFE) DELINIATED PER HYDRAULIC  
ANALYSIS STUDY PERFORMED BY CHRISTOPHER B BURKE  
ENGINEERING, LLC, DATED SEPTEMBER 2015  
BFE RANGES FOR 807.26 JUST UPSTREAM OF 211TH STREET  
TO 811.27 AT THE UPSTREAM LIMITE OF THE PROJECT SITE.

FPG FLOOD PROTECTION GRADE  
MINIMUM 2' ABOVE BFE

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.

## SORMWATER POLLUTION POEVENTION PLAN AND DETAILS

### EROSION CONTROL PLAN

### ZONING MAP

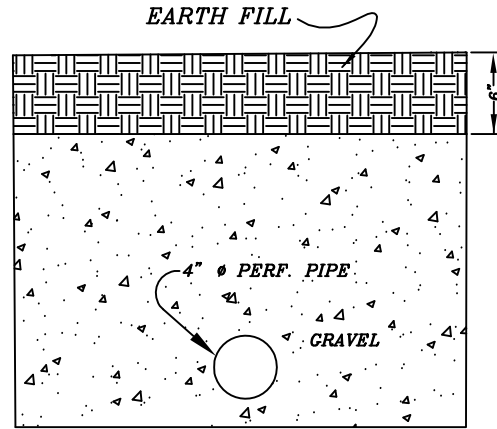
NOT TO SCALE

### LAND DESCRIPTION

THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF  
SECTION 28, TOWNSHIP 19 NORTH, RANGE 5 EAST.

#### 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)



PERIMETER DRAIN

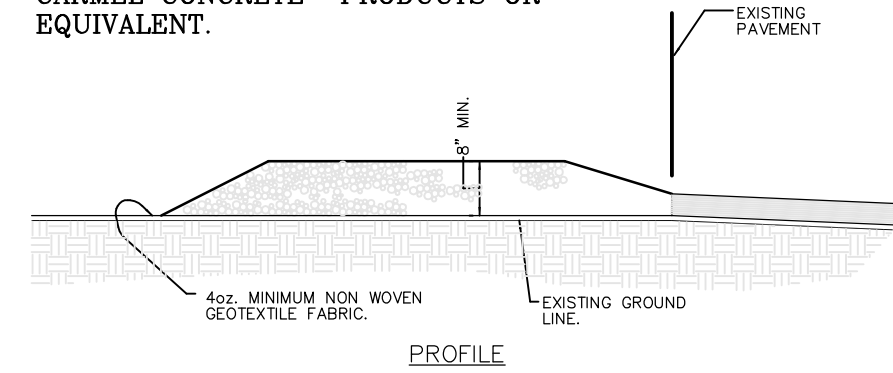
#### NOTE:

ALL OPENINGS & SURFACES OF  
SEPTIC TANK SHALL BE SEALED TO  
PREVENT GROUND WATER LEAKAGE  
INTO THE SYSTEM.

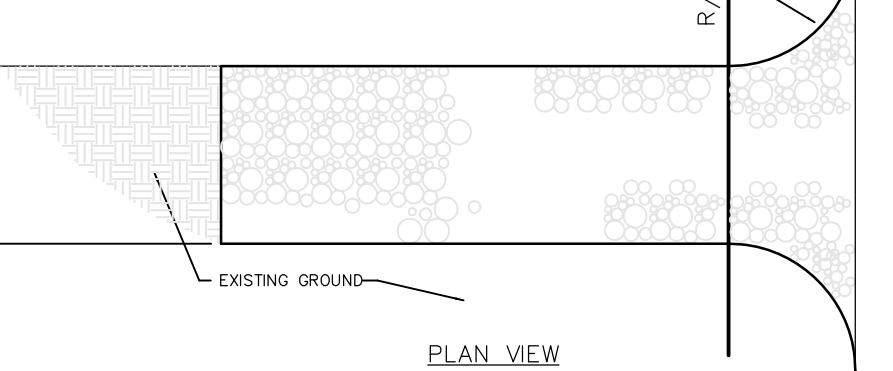
ACCESS MANHOLE EXTENDING TO  
GROUND SURFACE AND FITTED WITH  
A SECURED GAS TIGHT COVER TO BE  
USED WITH DOUBLE LID

SITE MUST BE PROTECTED FROM  
COMPACTING, GRADING, AND FILLING  
PRIOR TO INSTALLATION.

SEPTIC TANK & DOSING TANK TO BE  
CARMEL CONCRETE PRODUCTS OR  
EQUIVALENT.



PROFILE



PLAN VIEW

### STABILIZED CONSTRUCTION ENTRANCE

#### MNTS

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.

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.

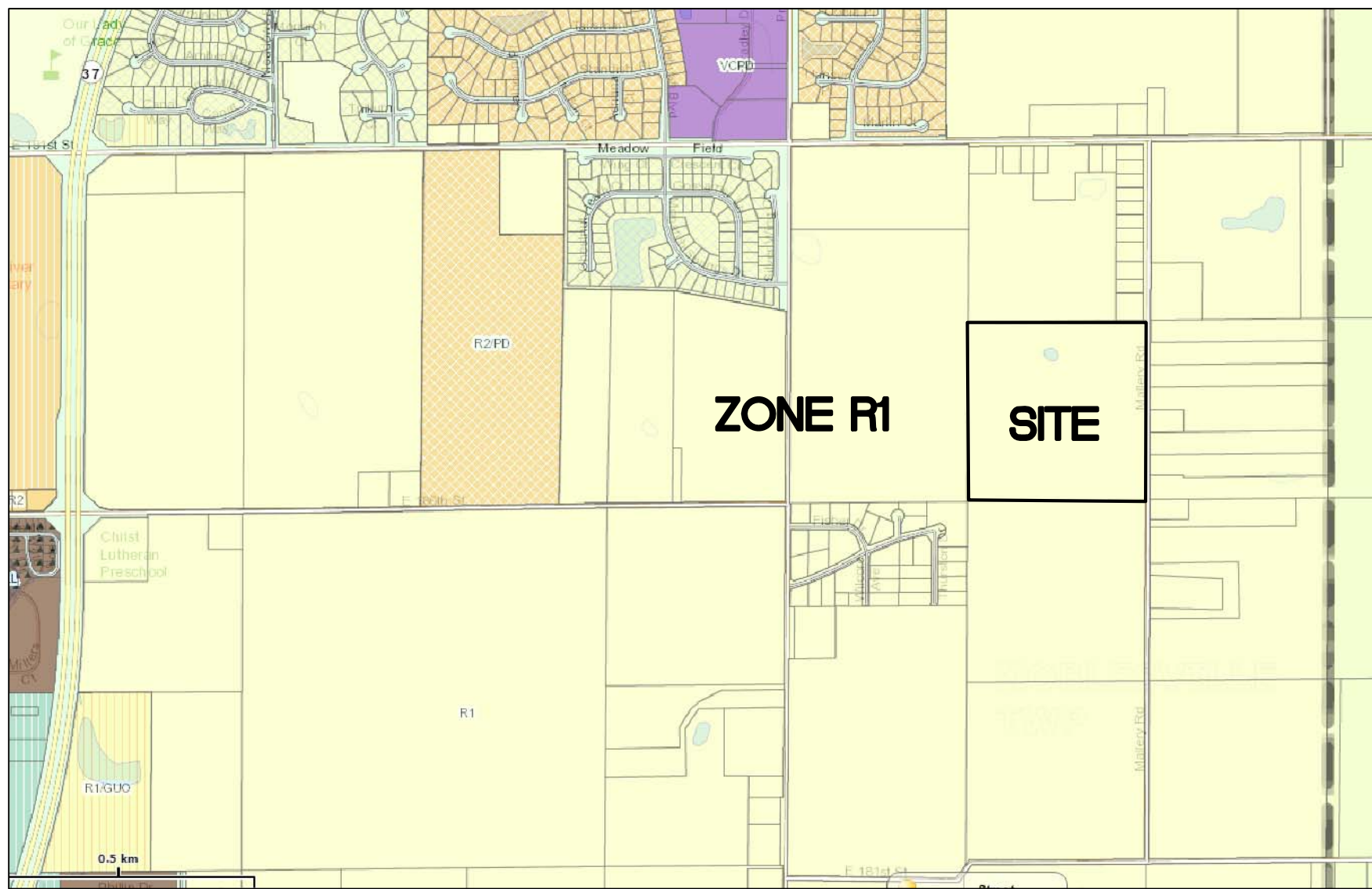
THIS SURVEY PLAT HAS BEEN PREPARED FOR USE ON THIS  
PARTICULAR PROJECT AND FOR THE EXCLUSIVE USE OF THE  
PERSON(S) OR ENTITY HEREON NAMED AND IS NOT CERTIFIED TO OR  
TO BE USED BY ANY OTHER PARTY. THE EVIDENCE, POSSESSION,  
OWNERSHIP, CONDITIONS ETC. COULD CHANGE CONSTANTLY AND THE  
USE OF THIS 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 POLLUTION PREVENTION PLAN AND DETAILS WILL BE  
INSTALLED AT THE TIME OF EACH CUSTOM HOME SITE GOES THROUGH  
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.

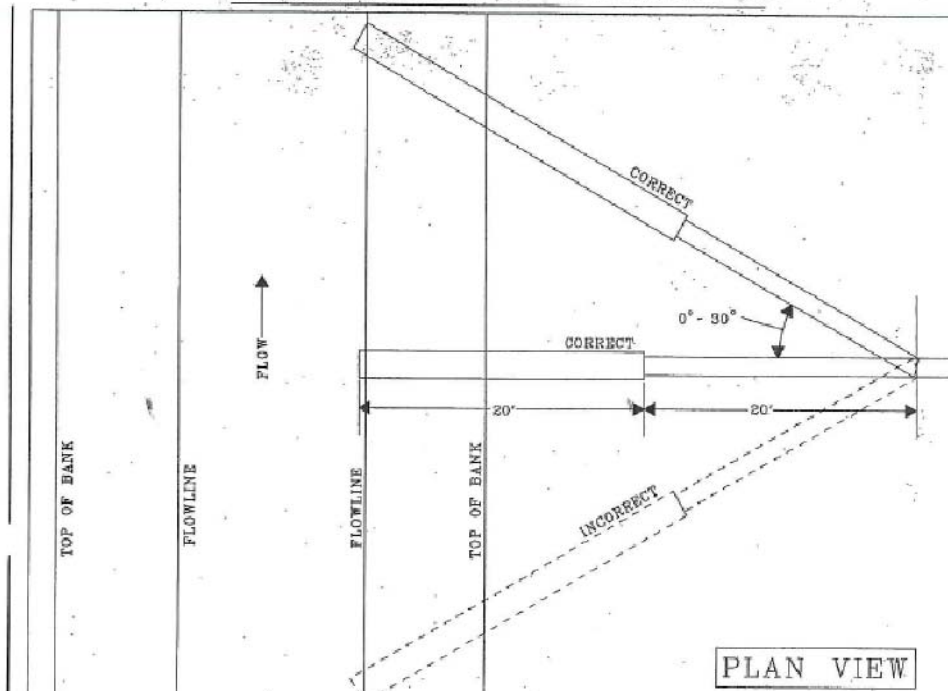
ROUDEBUSH ACRES IS NOT PROPOSING ANY ROAD IMPROVEMENTS, OR  
ANY INFURSTRUCTURE.  
ALL THREE LOTS ARE CUSTOM HOMES SITE AND THE IMPROVEMENTS  
WILL BE WILL BE DEFINED AT THE TIME OF THE OF THE HOME  
CONSTRUCTION PERMIT PROCESS.



ZONE R1

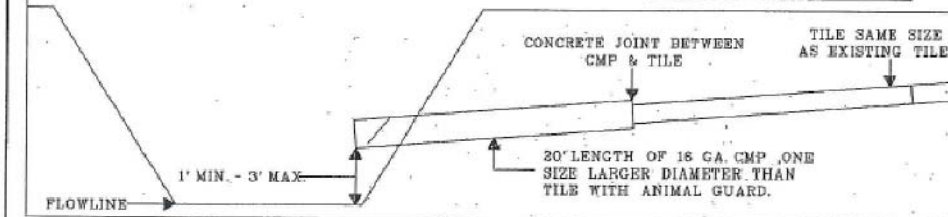
SITE

### OFFICE OF THE HAMILTON COUNTY SURVEYOR DRAIN OUTLET DETAIL #1



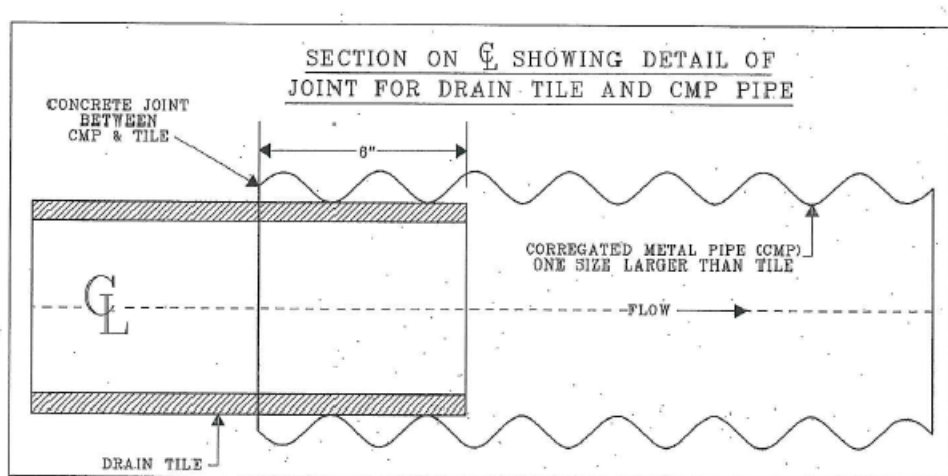
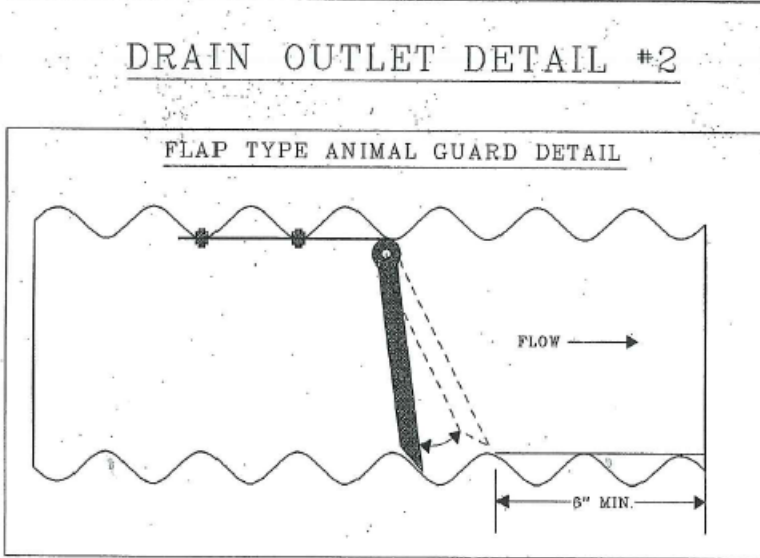
PLAN VIEW

#### CROSS SECTION



HAMILTON COUNTY SURVEYOR'S OFFICE  
APPROVED: [Signature] 4 JAN 2015  
KENTON C. YARD, HAMILTON COUNTY SURVEYOR  
STANDARD PLAN  
0-1

### OFFICE OF THE HAMILTON COUNTY SURVEYOR DRAIN OUTLET DETAIL #2



HAMILTON COUNTY SURVEYOR'S OFFICE  
APPROVED: [Signature] 4 JAN 2015  
KENTON C. YARD, HAMILTON COUNTY SURVEYOR  
STANDARD PLAN  
0-2