

NOTES

- BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP FROM MAP NO. 1905330115G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014. THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X" WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMANS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD STANDARDS.
- ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
- ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 20' UNLESS OTHERWISE NOTED.
- DRAINWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
- NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
- ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
- ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 30' UNLESS OTHERWISE NOTED.
- ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
- ALL WATERMANS TO BE 8" UNLESS OTHERWISE NOTED.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION DENOTED HEREON IS BASED UPON A SURVEY PERFORMED BY ENGINEERS, MARCH 2016.
- LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION COMPILED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF (UNDERGROUND) UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
- TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES USED AT NIGHT.
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE SHOWN.
- ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
- IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DISK TO DAWN LIGHT.
- THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, CABLE, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE THE SERVICES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET P104.
- SEE P100, QUARTER SECTION DETAIL FOR OVERALL BOUNDARY DIMENSIONS.
- ALL ROADWAYS AND PATHWAYS TO MEET WESTFIELD SPECIFICATIONS.
- ALL SIDEWALKS TO BE 5' WIDE AND ALL WALKING PATHS TO BE 8' WIDE.

LEGEND: EX. CONDITIONS

	UNDERGROUND GAS
	UNDERGROUND WATER
	OVERHEAD UTILITY
	STORM SEWER, CULVERT
	UNDERGROUND TELEPHONE
	RIGHT OF WAY LINE
	CHAIN LINK FENCE
	FARM FENCE
	GUARD RAIL
	BOUNDARY LINE
	FIBER OPTIC CABLE
	SECTION LINE
	LIGHT POST
	UTILITY POLE
	PROPOSED FIRE HYDRANT W/ VALVE
	EXISTING FIRE HYDRANT
	PROPOSED WATER VALVE
	EXISTING WATER VALVE
	TREES
	PAVEMENT

LEGEND: PROPOSED CONDITIONS

	RIGHT-OF-WAY LINE
	STORM SEWER LINE
	SANITARY SEWER LINE
	WATER MAIN
	MANHOLE
	FLOW DIRECTION
	STORM SEWAGE INLET
	STORM CURB INLET
	MANHOLE
	DRAINAGE & UTILITY EASEMENT
	10' X 20' STORM REMOVAL MAINTENANCE EASEMENT
	DRAINAGE EASEMENT
	LANDSCAPE EASEMENT
	SANITARY SEWER EASEMENT
	CONCRETE END SECTION
	SUBSURFACE DRAIN
	REINFORCED CONCRETE PIPE
	PIPE
	SQUARE FOOT
	NORMAL POOL ELEVATION
	BUILDING SETBACK LINE
	RIGHT-OF-WAY
	CORRUGATED METAL PIPE
	TYPICAL STEEL WIDE X 10' DEEP BUILDING PAD
	PATH

BENCHMARKS

LEET 7 A21 - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEET 7 A21" IN CONCRETE, 0.1' BELOW GROUND. LOCATED APPROX. 8 FT. WEST OF WEST SIDE OF TOWNE ROAD APPROX. 145 FT. NORTH OF 151ST STREET. ELEV = 922.74 (NAVD 88).

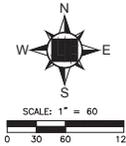
LEET 6 A21 - A DEPT. OF NATURAL RESOURCES BRASS DISK STAMPED "LEET 6 A21" IN CONCRETE, 0.1' BELOW GROUND. LOCATED APPROX. 8 FT. SOUTH OF SOUTH SIDE OF 151ST STREET APPROX. 0.4 MILE WEST OF TOWNE ROAD. ELEV = 916.37 (NAVD 88).

TABLE 1
MARKET SET IN THE WEST SIDE OF A POWER POLE 36 FT. SOUTH OF THE CENTERLINE OF 151ST STREET APPROX. 742 FT. EAST OF TOWNE ROAD, 1 FT. UP. ELEV = 922.08 (NAVD 88).

LANDSCAPING NOTES

- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER PIPE INCLUDING SSD (EXCEPT FOR REQUIRED STREET TREES).
- NO LANDSCAPING IS PERMITTED WITHIN DRAINAGE EASEMENTS THAT HAVE STORM SEWER PIPE INCLUDING SSD.
- STORM SEWERS ARE NOT ALLOWED IN LANDSCAPE EASEMENTS.
- SEE LANDSCAPE PLANS FOR MORE INFORMATION.

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FOR CONTINUATION - SEE SHEET P104

N00P07081E 1315.10'

STREET FRONT OF LOT
ZONED TOWNE WEST PD

0505 N. College Avenue
Indianapolis, Indiana 46280
www.net
317.784.6611
800.452.6408
317.845.0546 fax
ALAN R. WEIHE, P.E., L.S., F.O.S. - FOUNDER

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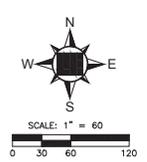
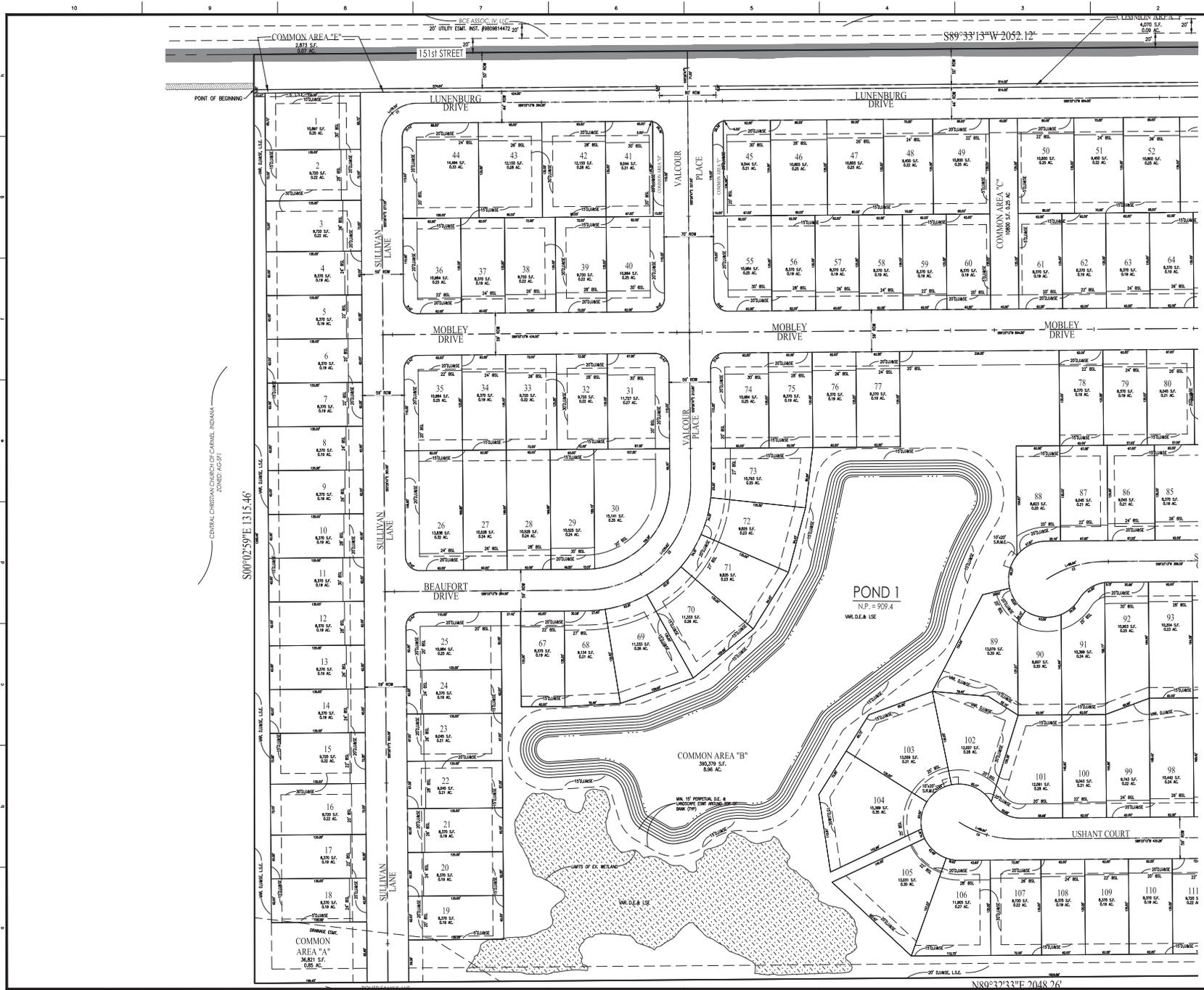
PROFESSIONAL NO. 1129720
STATE OF INDIANA
EXPIRES 12/31/2018
ISSUED 11/20/2016
RENEWED 11/20/2016

1/28/2016
NO. 204800
STATE OF INDIANA
SURVEYOR
GEO. C. STEINER, P.S. 06400011

PREPARED FOR:
LIBERTY RIDGE
Cuddihattic Homes of Indiana, Inc.
PRIMARY PLAT

SHEET NO.
P103
PROJECT NO.
W160063

LIBERTY RIDGE COMMUNITY DEVELOPMENT, INC. 11/11/11 - 11/11/11
 PROJECT NO. W160063



FOR CONTINUATION, SEE SHEET P103

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 WITHOUT NOTIFYING THE UNDERGROUND
 LOCATION SERVICE, THIS IS WORKING
 DAYS BEFORE COMMENCING WORK.

0505 N. College Avenue
 Indianapolis, Indiana 46280
 website: www.weihe.com
 317 | 846 - 6611
 800 | 452 - 6608
 317 | 843 - 0546 (fax)
 ALAN R. WEIHE, P.E., S.E., F.O.S. - FOUNDER

WEIHE
ENGINEERS
 Land Surveying | Civil Engineering
 Landscape Architecture

PROJECT NO.	W160063
DATE	11/11/11
DESIGNED BY	ALAN R. WEIHE, P.E., S.E., F.O.S.
CHECKED BY	ALAN R. WEIHE, P.E., S.E., F.O.S.
DATE	11/11/11

STATE OF INDIANA
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KEVIN C. STUBBS, P.E. PS 36400011

PREPARED FOR:
LIBERTY RIDGE
 Custodial Homes of Indiana, Inc.
 PRIMARY PLAT

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