CASEY ACRES APARTMENTS

17830 CASEY ROAD

WASHINGTON TOWNSHIP, WESTFIELD, INDIANA

GENERAL NOTES

1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.

2) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION

3) IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.

4) ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.

5) OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.

6) IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.

7) IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.

8) TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.

9) THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT AS SET FORTH IN THESE PLANS.

10) ANY FIELD TILES ENCOUNTERED DURING EXCAVATION SHALL BE REPAIRED AND CONNECTED TO NEW STORM SEWERS AND POSITIVE DRAINAGE PRESERVED.

11) IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER THAT ALL LANDSCAPE REQUIREMENTS ARE MET AND CONFORM TO APPLICABLE LOCAL STANDARDS.

12) THE DESCRIBED REAL ESTATE DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD ZONE AE AS PLOTTED BY SCALE ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, COMMUNITY NUMBER 180080 PANEL 0120 (FIRM) FLOOD INSURANCE RATE MAP NUMBER 18057C0120F, DATED FEBRUARY 19, 2003.

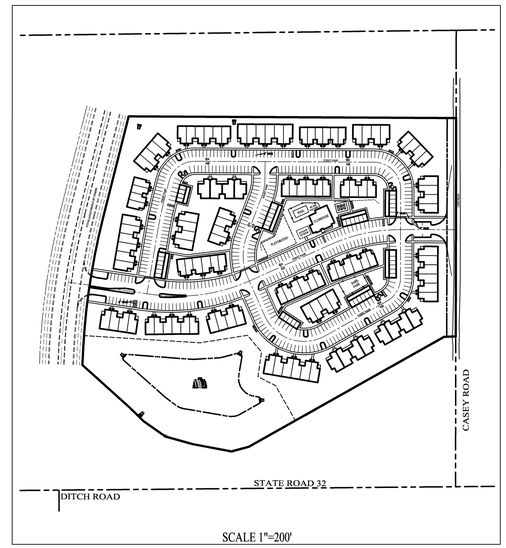
13) BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS & PLAT FOR EXACT INFORMATION.

14) PER THE U.S. DEPARTMENT OF THE INTERIOR – FISH AND WILDLIFE SERVICE – NATIONAL WETLANDS INVENTORY MAP DATED 1989 AND TITLED "WESTFIELD", REAL ESTATE IS NOT LOCATED WITHIN A WETLAND AREA AS PLOTTED BY SCALE ON SAID MAP. HOWEVER, THIS SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF THE PRESENCE OF WETLANDS ON THE SUBJECT REAL ESTATE.

15) ALL PAVING WITHIN THE EXISTING AND PROPOSED CITY RIGHT OF WAY SHALL CONFORM TO THE REQUIREMENTS OF THE DEPARTMENT OF ENGINEERING. CONTRACTOR SHALL CONTACT THE DEPARTMENT OF ENGINEERING TO SCHEDULE A PER-CONSTRUCTION MEETING TO REVIEW THE DEPARTMENT'S CONSTRUCTION REQUIREMENTS, STAFF NOTIFICATION REQUIREMENTS REQUIRED INSPECTIONS FOR CERTAIN STAGES OF THE WORK AND TO REVIEW THE AUTHORITY OF THE DEPARTMENT AS IT RELATES TO WORK WITHIN THE EXISTING AND PROPOSED CITY RIGHT OF WAY.

16.) IF IT WILL BE NECESSARY TO RELOCATE EXISTING UTILITIES, THE EXPENSE OF SUCH RELOCATION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. ALL UTILITY POLES SHALL BE LOCATED WITHIN ONE FOOT OF THE PROPOSED RIGHT-OF-WAY.

AREA MAP



SITE LAYOUT MAP

SHEET INDEX

SHEET NO.	DESCRIPTION
C001	TITLE SHEET
C100	EXISTING CONDITIONS / DEMOLITION PLAN
C200	STORMWATER POLLUTION PREVENTION PLAN PHASE 1
C201	STORMWATER POLLUTION PREVENTION PLAN PHASE 2
C202–203	STORMWATER POLLUTION PREVENTION DETAILS & SPECS.
C300	SITE PLAN
C301	SITE GRADING PLAN
C302	SITE UTILITY PLAN
C400–402	STREET DETAILS & SPECIFICATIONS
C500–502	SANITARY SEWER PLAN & PROFILE SHEETS
C503–504	SANITARY SEWER DETAILS & SPECIFICATIONS
C600–603	STORM SEWER PLAN & PROFILE SHEETS
C604–606	STORM SEWER DETAILS & SPECIFICATIONS
C700	WATER MAIN PLAN
C701–703	WATER MAIN DETAILS & SPECIFICATIONS
C800	GENERAL SPECIFICATIONS

SITE DATA

TOTAL ACREAGE:	18.434 AC±
ONE BEDROOM UNITS:	76 UNITS
TWO BEDROOM UNITS:	104 UNITS
THREE BEDROOM UNITS:	48 UNITS
FOUR BEDROOM UNITS:	24 UNITS
TOTAL UNITS:	252 UNITS
DENSITY:	13.67 UNITS/ACRE
GARAGE PARKING SPACES:	45 SPACES
OFF-STREET PARKING SPACES:	461 SPACES
PARKING RATIO:	2:1
BICYCLE PARKING	84 SPACES

BENCHMARK

BENCHMARK – LEE12 AZ1
A DNR BRASS TABLET STAMPED "LEE12 AZ1", SET IN THE TOP OF A CONCRETE POST.
ELEVATION – 915.74 (NAVD 88)

TEMPORARY BENCHMARK – A RR SPIKE SET IN THE WEST SIDE OF POWER POLE #838–8389, APPROX. 1' UP NEAR EAST R/W LINE OF CASEY RD. APRROX. 1300' NORTH OF STATE ROAD 32.
ELEVATION – 921.89

PLANS PREPARED BY

WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46280
TELEPHONE: (317) 846–6611
FAX: (317) 843–0546
PROJECT MANAGER: EDWARD E. FLEMING
Fleminge@weihe.net
SURVEYOR: BRADY KUHN
Kuhnb@weihe.net

PLANS PREPARED FOR

HERMAN & KITTLE PROPERTIES, INC.
500 EAST 96TH STREET, SUITE 300
INDIANAPOLIS, IN 46240
PHONE: (317) 663–6838
CONTACT PERSON: ERIKA SCOTT

OPERATING AUTHORITIES:

CITY OF WESTFIELD
COMMUNITY DEVELOPMENT
ATTENTION: KEVIN TODD
2728 EAST 171ST STREET
WESTFIELD, IN 46074
317–804–3172

HAMILTON COUNTY HEALTH DEPT.
ATTENTION: LARRY BEARD
18030 FOUNDATION DRIVE, SUITE A
NOBLESVILLE, IN 46060–2229
317–776–8500

HAMILTON COUNTY HIGHWAY DEPT.
ATTENTION: DAVE LUCAS
1700 SOUTH 10TH STREET
NOBLESVILLE, IN 46060
317–773–7770

FRONTIER
ATTENTION: STEVE COSTLOW
20905 HAGUE ROAD
NOBLESVILLE, IN 46062
317–984–9010

WESTFIELD DEPT. OF PUBLIC WORKS
ATTENTION: KURT WANNINGER
2706 EAST 171ST STREET
WESTFIELD, IN 46074
317–804–3100

BRIGHTHOUSE NETWORKS
ATTENTION: JASON KIRKMAN
3030 ROOSEVELT AVENUE
INDIANAPOLIS, IN 46218
317–632–9077

AMERITECH (TELEPHONE)
ATTENTION: STEVE ROBINSON
5858 NORTH COLLEGE AVENUE
INDIANAPOLIS, IN 46220
317–265–6801

TIME WARNER TELECOM
ATTENTION: TANNY TRIPLITT
4625 WEST 86TH STREET, STE 500
INDIANAPOLIS, IN 46268
317–713–8947

WESTFIELD FIRE DEPARTMENT
ATTENTION: GARRY HARLING
17535 DARTOWN ROAD
WESTFIELD IN 46074
317–896–2704

HAMILTON COUNTY SURVEYOR'S OFFICE
ATTENTION: GREG HOYES
1 HAMILTON COUNTY SQUARE, STE. 146
NOBLESVILLE, IN 46060
317–776–9626

CITIZENS GAS OF WESTFIELD
ATTENTION: RICHARD MILLER, JR.
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, IN 46202–1162
317–696–4041

BUCKEYE PIPELINE
ATTENTION: TERRY MOHLER
4527 N. MERIDIAN ROAD
HUNTINGTON, INDIANA 46750
260–356–2008

COMCAST CABLEVISSION
ATTENTION: MATT STRINGER
9750 EAST 150TH STREET, STE 1600
NOBLESVILLE, IN 46060
317–774–3384

DUKE ENERGY (ELECTRIC)
ATTENTION: JASON KEENAN
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, IN 46060
317–776–5335

VECTREN (GAS)
ATTENTION: CHARLES SHUPPERD
16000 ALLISONVILLE ROAD
NOBLESVILLE, IN 46060
317–776–5535

LEGAL DESCRIPTION

Part of the West half of the Southwest Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the Northwest corner of the West half of the Southwest Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence North 89 degrees 19 minutes 58 seconds East (basis of bearing is Indiana State Plane Coordinate System, Indiana East Zone) a distance of 1322.14 feet on the North line of said Southwest Quarter to the Northeast corner of the West half thereof, as marked by a one–half inch diameter rebar as referenced by the Hamilton County Surveyor's Office; thence South 00 degrees 05 minutes 07 seconds West 1001.62 feet on the East line of the West half of said Southwest Quarter to a MAG nail at the POINT OF BEGINNING; thence continuing South 00 degrees 05 minutes 07 seconds West 610.19 feet on the East line of the West half of said Southwest Quarter to a MAG nail at the centerline of the Little Eagle Creek Ditch; the following eight (8) courses are on the centerline of said Little Creek Ditch; 1.) thence South 87 degrees 26 minutes 30 seconds West 32.66 feet; 2.) thence South 60 degrees 37 minutes 31 seconds West 626.05 feet; 3.) thence South 75 degrees 01 minute 41 seconds West 50.08 feet; 4.) thence North 79 degrees 25 minutes 05 seconds West 110.95 feet; 5.) thence North 74 degrees 21 minutes 31 seconds West 78.60 feet; 6.) thence North 55 degrees 04 minutes 14 seconds West 74.49 feet; 7.) thence North 45 degrees 25 minutes 57 seconds West 54.89 feet; 8.) thence North 47 degrees 59 minutes 51 seconds West 177.57 feet to the point of curvature of a non–tangent curve, concave Easterly, the radius point of which bears South 88 degrees 10 minutes 12 seconds East 1940.00 feet from said point; thence Northerly 416.78 feet on said curve to the right, said curve subtended by a chord that bears North 07 degrees 59 minutes 05 seconds East 415.98 feet, to a five–eights inch diameter rebar with plastic cap marked "WEIHE ENGR 0012" at the point of tangency; thence North 14 degrees 08 minutes 21 seconds East 291.87 feet to a five–eights inch diameter rebar with plastic cap marked "WEIHE ENGR 0012", thence South 89 degrees 41 minutes 57 seconds East 915.21 feet to the Point of Beginning, containing 18.434 acres, more or less.

Know what's below. Call before you dig.
Within Indiana Call
811 or 800–382–5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8–1–26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

CONSTRUCTION PLANS – DATED 08/03/2012

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

REVISIONS AND ISSUES	DATE	BY

PROJECT NO. W12-0342
DWG NAME: C001.DWG
DESIGNED BY: EEF
DRAWN BY: RMC
CHECKED BY: JES
DATE: 7/17/2012

JAMES E. SHIELDS JR. P.E. 10201333

PREPARED FOR: HERMAN & KITTLE PROPERTIES, INC.

CASEY ACRES APARTMENTS
TITLE SHEET
PT. SW 1/4 SEC. 34, T19N, R3E, WASHINGTON TWP., HAMILTON CO., IN

SHEET NO. C001
PROJECT NO. W12–0342

LOCATION: C:\AutoSave\ArcPublish_178A\C001 - Title Sheet.dwg
LAYOUT: C001
DATE/TIME: August 03, 2012 - 12:52pm
PLOTTED BY: eddp

PRIMARY PLAT
CASEY ACRES APARTMENTS
17830 CASEY ROAD, WESTFIELD, INDIANA

PLANS PREPARED BY
WEIHE ENGINEERS, INC.
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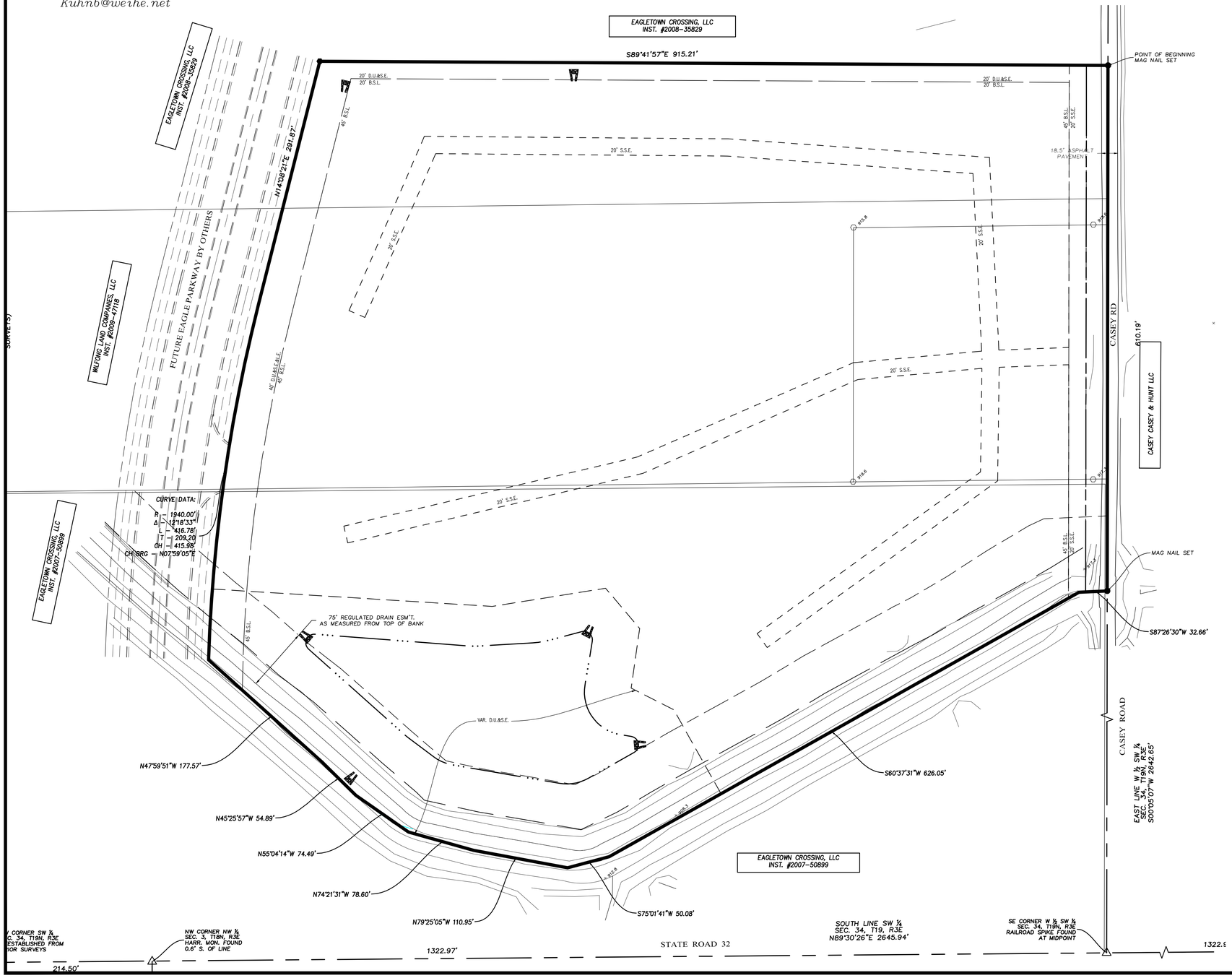
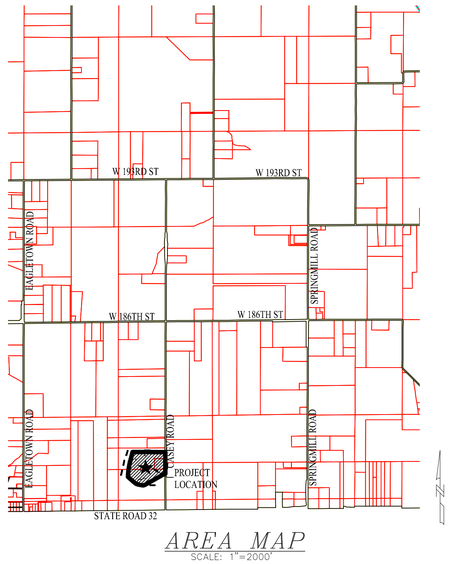




AREA MAP
SCALE: 1"=2000'

LEGAL DESCRIPTION

Part of the West half of the Southwest Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, described as follows:

Commencing at the Northwest corner of the West half of the Southwest Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana; thence North 89 degrees 19 minutes 58 seconds East (basis of bearing is Indiana State Plane Coordinate System, Indiana East Zone) a distance of 1322.14 feet on the North line of said Southwest Quarter to the Northeast corner of the West half thereof, as marked by a one-half inch diameter rebar as referenced by the Hamilton County Surveyor's Office; thence South 00 degrees 05 minutes 07 seconds West 1001.62 feet on the East line of the West half of said Southwest Quarter to a MAG nail at the POINT OF BEGINNING; thence continuing South 00 degrees 05 minutes 07 seconds West 610.19 feet on the East line of the West half of said Southwest Quarter to a MAG nail at the centerline of the Little Eagle Creek Ditch; the following eight (8) courses are on the centerline of said Little Creek Ditch; 1.) thence South 87 degrees 26 minutes 30 seconds West 32.66 feet; 2.) thence South 60 degrees 37 minutes 31 seconds West 626.05 feet; 3.) thence South 75 degrees 01 minute 41 seconds West 50.08 feet; 4.) thence North 79 degrees 25 minutes 05 seconds West 110.95 feet; 5.) thence North 74 degrees 21 minutes 31 seconds West 78.60 feet; 6.) thence North 55 degrees 04 minutes 14 seconds West 74.49 feet; 7.) thence North 45 degrees 25 minutes 57 seconds West 54.89 feet; 8.) thence North 47 degrees 59 minutes 51 seconds West 177.57 feet to the point of curvature of a non-tangent curve, concave Easterly, the radius point of which bears South 88 degrees 10 minutes 12 seconds East 1940.00 feet from said point; thence Northerly 416.78 feet on said curve to the right, said curve subtended by a chord that bears North 07 degrees 59 minutes 05 seconds East 415.98 feet, to a five-eights inch diameter rebar with plastic cap marked "WEIHE ENGR 0012" at the point of tangency; thence North 14 degrees 08 minutes 21 seconds East 291.87 feet to a five-eights inch diameter rebar with plastic cap marked "WEIHE ENGR 0012", thence South 89 degrees 41 minutes 57 seconds East 915.21 feet to the Point of Beginning, containing 18.434 acres, more or less.

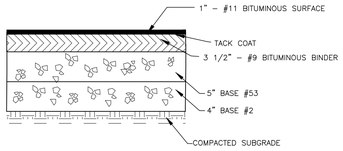
WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

DATE: AUGUST 3, 2012

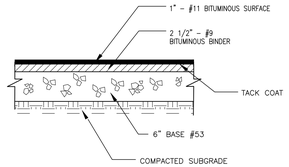
LOCATION: H:\2012\W120342\Engineering\Primary Plat\PrimaryDevPlan.dwg
DATE/TIME: August 07, 2012 - 7:48am
PLOTTED BY: fleminge

PRIMARY DEVELOPMENT PLAN
CASEY ACRES APARTMENTS

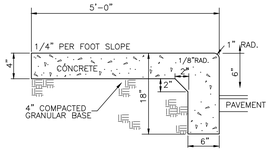
17830 CASEY ROAD, WESTFIELD, INDIANA



ENTRY / DRIVES (HEAVY DUTY) ASPHALT PAVING DETAIL
(NO SCALE)



PARKING AREAS (LIGHT DUTY) ASPHALT PAVING DETAIL
(NO SCALE)



INTEGRAL WALK AND CURB DETAIL
(NO SCALE)

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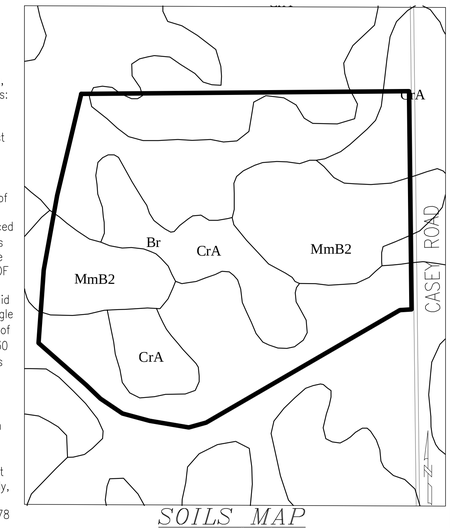


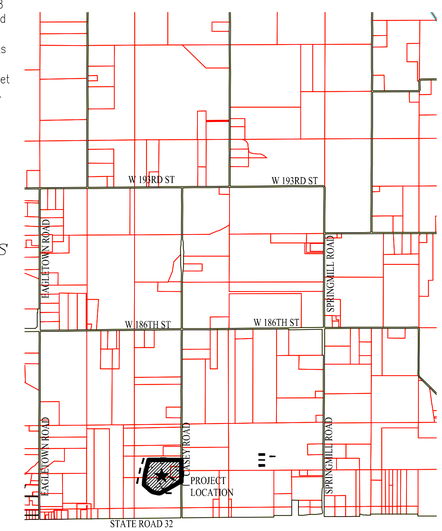
SOILS MAP
SCALE: 1"=200'

DESIGN DATA

TOTAL ACRES: 18.43 AC. +/-
TOTAL PARKING: 506 SPACES
TOTAL BICYCLE PARKING: 84 SPACES
TOTAL UNITS: 252 UNITS
PARKING RATIO: 2:1
PARKING AREA LANDSCAPE
PARKING AREA: 94,330 S.F.
REQUIRED (10%): 9,433 S.F.
PROPOSED: 10,000 S.F.

LEGEND

= RIGHT-OF-WAY LINE
= STORM SEWER LINE
= SANITARY SEWER LINE
= SANITARY SEWER MANHOLE
= EXISTING CONTOURS
= STORM BEEHIVE INLET
= STORM INLET
S.D. & U.E. = SEWER DRAINAGE, AND UTILITY EASEMENT
= HANDICAP RAMP
= CONCRETE END SECTION



AREA MAP
SCALE: 1"=2000'

PLANS PREPARED FOR

HERMAN & KITTLE PROPERTIES, INC.
500 EAST 96TH STREET, SUITE 300
INDIANAPOLIS, IN 46240
PHONE: (317) 663-6838
CONTACT PERSON: ERIKA SCOTT

PLANS PREPARED BY

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SURVEYOR: BRADY KUHN
Kuhnb@weihe.net

WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

DATE: AUGUST 3, 2012

LOCATION: H:\2012\W120342\Engineering\Primary Plat\PrimaryDevPlan.dwg
DATE/TIME: August 07, 2012 – 7:50am
PLOTTED BY: fleminge

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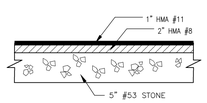
OFF-STREET PARKING SPACES:	461 SPACES
PARKING RATIO:	2:1
BICYCLE PARKING	84 SPACES

PAVEMENT LEGEND:

- LIGHT DUTY ASPHALT (PARKING AREAS)
- HEAVY DUTY ASPHALT

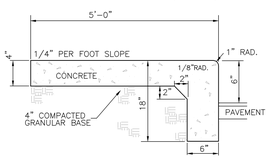
LEGEND

	= RIGHT-OF-WAY LINE
	= STORM SEWER LINE
	= SWALE
	= SANITARY SEWER LINE
	= SANITARY SEWER MANHOLE
	= SANITARY SEWER LATERAL
	= FLOW DIRECTION
892.67	= EXISTING SPOT ELEVATION
	= EXISTING CONTOURS
931.2	= PROPOSED ELEVATION
	= STORM BEEHIVE INLET
	= STORM INLET
T.C.	= TOP OF CASTING
INV.	= INVERT
RCP	= REINFORCED CONCRETE PIPE
M.H.	= MANHOLE
STR.	= STRUCTURE
D. & U.E.	= DRAINAGE AND UTILITY EASEMENT
S.D. & U.E.	= SANITARY, DRAINAGE, AND UTILITY EASEMENT
S.E.	= SANITARY SEWER EASEMENT
SAN	= SANITARY SEWER
	= HANDICAP RAMP
M.E.	= MATCH EXISTING GRADE
	= SUBSURFACE DRAIN AND SUMP LINE
STM	= STORM SEWER
	= GRANULAR BACKFILL
	= CONCRETE END SECTION
S.S.D.	= SUBSURFACE DRAIN
S.S.P.	= SANITARY SEWER PIPE (SDR-35) (UNLESS OTHERWISE NOTED)
TYP.	= TYPICAL
PROP.	= PROPOSED
EX.	= EXISTING
R.	= RADIUS
860.4	= PAD ELEV
	= EMERGENCY FLOW ROUTE
V.W.	= VARIABLE WIDTH



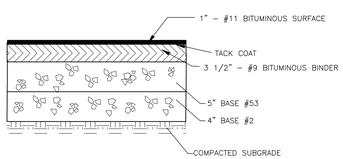
5' ASPHALT PATH DETAIL

(NO SCALE)



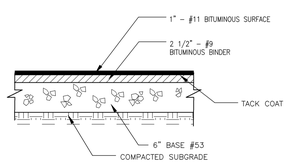
INTEGRAL WALK AND CURB DETAIL

(NO SCALE)



ENTRY / DRIVES (HEAVY DUTY) ASPHALT PAVING DETAIL

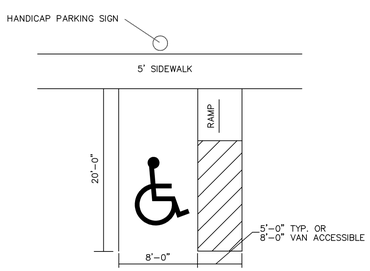
(NO SCALE)



PARKING AREAS (LIGHT DUTY) ASPHALT PAVING DETAIL

(NO SCALE)

NOTE:
ALL SITE CONCRETE SHALL HAVE A HIGH ALBEDO RATING AND BE WHITE IN COLOR. FLY ASH OR SLAG CONTENT MAY BE USED TO ACHIEVE COLOR.



HANDICAP PARKING SPACE DETAIL

(NO SCALE)

GENERAL NOTES:

1) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.

2) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES IN THE VICINITY OF THE CONSTRUCTION AREA PRIOR TO STARTING CONSTRUCTION.

3) IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY AND COORDINATE CONSTRUCTION WITH ALL RESPECTIVE UTILITIES.

4) ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.

5) OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.

6) IN ADDITION, EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.

7) IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.

8) TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.

9) BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.

10) STANDARD BARRICADE TYPE IV IS TO BE PLACED AT ALL STUB STREETS.

11) ALL SANITARY 48" MANHOLES IN NON-PAVED AREAS SHALL BE 3" ABOVE GRADE.

SCALE: 1" = 50'

0 25 50 100

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24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

CONSTRUCTION PLANS – DATED 08/03/2012

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

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Land Surveying | Civil Engineering
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REVISIONS AND ISSUES	DATE	BY

JAMES E. SHIELDS JR. REGISTERED No. PE10201333 STATE OF INDIANA PROFESSIONAL ENGINEER
APPROVED FOR PRELIMINARY PURPOSES ONLY

JAMES E. SHIELDS JR. P.E. 10201333

PROJECT NO. W12-0342
DWG. NAME: C300 SITE PLAN.DWG
DESIGNED BY: EEF
DRAWN BY: RME
CHECKED BY: JES
DATE: 7/17/2012

PREPARED FOR:
HERMAN & KITTLE PROPERTIES, INC.

CASEY ACRES APARTMENTS

SITE PLAN
PT. SW 1/4 SEC. 34, T18N, R5E, WASHINGTON TWP., HAMILTON CO., IN

SHEET NO.
C300

PROJECT NO.
W12-0342

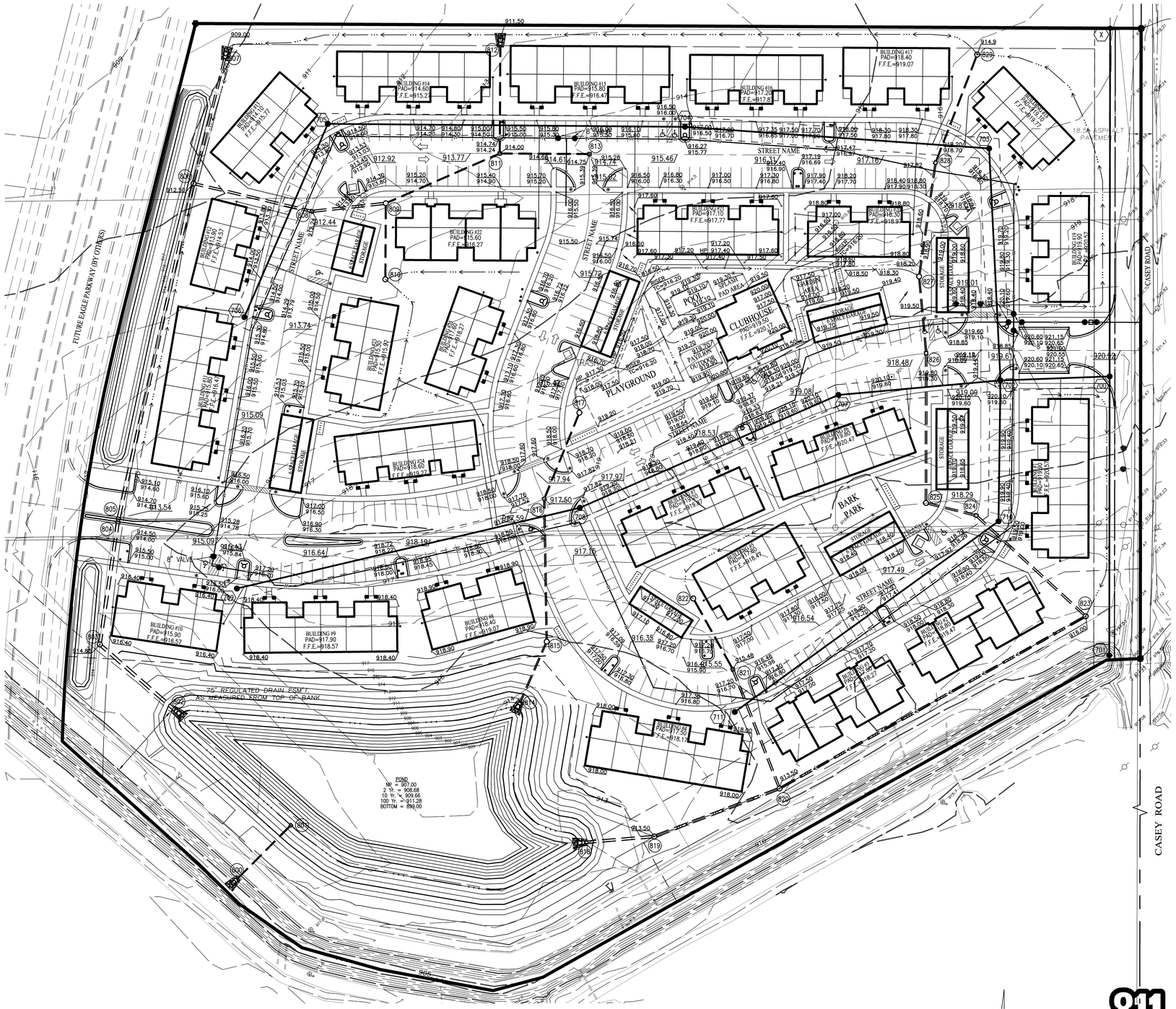
LOCATION: H:\2012\W12034\Engineering\design\concept\C300 - Site Plan.dwg
LAYOUT: C300
DATE/TIME: August 03, 2012 - 11:50am
PLOTTED BY: eesp

GENERAL NOTES:

1. REFER TO THE INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) STANDARD SPECIFICATIONS, 2012 EDITION, FOR BASIC MATERIALS AND CONSTRUCTION METHODS. THE SECTIONS BELOW FOR VARIOUS ITEMS ARE TO CLARIFY THE INTENT OF THE REQUIREMENTS FOR THIS PROJECT. PLEASE NOTE THAT OTHER SECTIONS OF THE INDOT STANDARD SPECIFICATIONS MAY ALSO BE APPLICABLE.
2. FILL MATERIAL SHALL CONSIST OF EARTH OBTAINED FROM CUT AREAS, BORROW PITS OR OTHER APPROVED SOURCES. EARTH SHALL BE FREE FROM ORGANIC MATTER AND OTHER DELETERIOUS SUBSTANCES AND LARGE ROCKS. THE FILL MATERIAL SHALL BE PLACED IN LAYERS NOT TO EXCEED SIX INCHES FOLLOWING COMPACTION, PROPER MOISTURE CONTENT OF FILL MATERIAL WILL BE SUCH TO ACHIEVE SPECIFIED COMPACTION DENSITY. ALL FILL BENEATH PAVED AREAS, FLOOR SLABS AND FUTURE BUILDINGS SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY PER ASTM D-1557. FIELD COMPACTING TEST SHALL BE RUN ON EACH LIFT, IN FILL SECTIONS, AND THE REQUIRED COMPACTION ON EACH LIFT SHALL BE IN ACCORDANCE WITH INDOT SECTION 211.
3. MAXIMUM LAWN SLOPE IS 3:1.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES TO LOCATE MAINS, CONDUITS, SERVICE LINES, ETC. IN THE AFFECTED CONSTRUCTION AREA. EXISTING UTILITY STRUCTURES ARE SHOWN HERE IN ACCORDANCE WITH AVAILABLE INFORMATION. THE LOCATION AND PROTECTION OF UTILITY STRUCTURES, THEIR SUPPORT AND MAINTENANCE DURING CONSTRUCTION (IN COOPERATION WITH APPLICABLE UTILITY COMPANY) IS THE EXPRESSED RESPONSIBILITY OF THE CONTRACTOR.
5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE.
6. COMPACTED "B" BORROW BACK FILL REQ'D. OVER ALL UTILITIES IN PAVED AREAS.
7. ALL GRADES AT BOUNDARY SHALL MEET EXISTING.
8. ANY PART OF SANITARY OR STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVEMENT TO BE BACKFILLED WITH GRANULAR MATERIAL.
9. ALL CONSTRUCTION ON THIS SITE TO BE PERFORMED IN COMPLIANCE WITH O.S.H.A. STANDARDS FOR WORKER SAFETY.
10. THE CONTRACTOR SHALL CONFIRM ALL EARTHWORK QUANTITIES PRIOR TO THE START OF CONSTRUCTION. IF AN EXCESS OR SHORTAGE OF EARTH IS ENCOUNTERED, THE CONTRACTOR SHALL CONFIRM WITH THE OWNER AND ENGINEER THE REQUIREMENTS FOR STOCKPILING, REMOVAL OR IMPORTING OF EARTH.
11. PROVIDE POSITIVE DRAINAGE WITHOUT PONDING IN ALL AREAS AFTER INSTALLATION. CONTRACTOR TO TEST FOR AND CORRECT ANY PONDING CONDITIONS.
12. VERTICAL CURVES, WITH A MINIMUM LENGTH OF 50', SHALL BE USED WHERE POSSIBLE BETWEEN VERTICAL CHANGES IN DIRECTION (SLOPE) TO ALLOW FOR POSITIVE DRAINAGE AND SMOOTH TRANSITIONS.
13. CONTRACTOR SHALL VERIFY SITE SOIL BALANCE REQUIREMENTS. EXCESS/DEFICIENT MATERIAL QUANTITIES SHALL BE FIELD ADJUSTED. ADJUSTMENTS IN FINAL GRADES AS SHOWN SHALL BE FIELD ENGINEERED AS REQUIRED, AND AS APPROVED BY OWNER AND THE ENGINEER. GRADING INTENT AS SHOWN SHALL BE MAINTAINED. EXCESS SOIL SHALL BE REMOVED FROM THE SITE.
14. GRANULAR BACKFILL TO BE USED FOR ALL UTILITY AND SEWER – STREET CROSSINGS.
15. PIPE CROSSINGS SHALL BE TYPE "B" BORROW. TYPE "B" BORROW SHALL MEET 1/2" OR GREATER NORMAL SIZE.
16. ALL PROPOSED CURB TO BE 6" CHAIRBACK CURB. (FOR DETAIL SEE SHT.#C401)
17. ALL 6" SSD TO BE DOUBLE WALL, GASKETED SMOOTH BORE, DRAIN TILE.
18. CONTRACTOR TO INSTALL CONCRETE CRADLES WHEN THE VERTICAL SEPARATION (AS MEASURED FROM THE EXTERIOR OF THE PIPES) BETWEEN SANITARY SEWER FACILITIES, WATER MAIN, AND STORM SEWERS IS 18" OR LESS.
19. POSITIVE DRAINAGE WILL BE MAINTAINED FOR THIS SITE. NO "BIRDBATHS" OF MORE THAN 1/8" IN DEPTH SHALL BE PERMITTED. ANY AREAS THAT HOLD WATER MORE THAN 1/8" DEEP SHALL BE CUT OUT AND CORRECTED TO POSITIVE DRAINAGE AT NO COST TO THE OWNER/ DEVELOPER/ OR ENGINEER.

LEGEND

	= RIGHT-OF-WAY LINE
	= STORM SEWER LINE
	= SWALE
	= SANITARY SEWER LINE
	= SANITARY SEWER MANHOLE
	= SANITARY SEWER LATERAL
	= FLOW DIRECTION
892.67	= EXISTING SPOT ELEVATION
	= EXISTING CONTOURS
931.2	= PROPOSED ELEVATION
	= STORM BEEHIVE INLET
	= STORM INLET
T.C.	= TOP OF CASTING
INV.	= INVERT
RCP	= REINFORCED CONCRETE PIPE
M.H.	= MANHOLE
STR.	= STRUCTURE
D. & U.E.	= DRAINAGE AND UTILITY EASEMENT
S.D. & U.E.	= SANITARY, DRAINAGE, AND UTILITY EASEMENT
S.E.	= SANITARY SEWER EASEMENT
SAN	= SANITARY SEWER
	= HANDICAP RAMP
M.E.	= MATCH EXISTING GRADE
	= SUBSURFACE DRAIN AND SUMP LINE
STM	= STORM SEWER
	= GRANULAR BACKFILL
	= CONCRETE END SECTION
S.S.D.	= SUBSURFACE DRAIN
S.S.P.	= SANITARY SEWER PIPE (SDR-35) (UNLESS OTHERWISE NOTED)
TYP.	= TYPICAL
PROP.	= PROPOSED
EX.	= EXISTING
R.	= RADIUS
860.4	= PAD ELEV
	= EMERGENCY FLOW ROUTE
V.W.	= VARIABLE WIDTH



BENCHMARK

BENCHMARK – LEE12 AZ1
A DNR BRASS TABLET STAMPED "LEE12 AZ1", SET IN THE TOP OF A CONCRETE POST.
ELEVATION – 915.74 (NAVD 88)

TEMPORARY BENCHMARK – A RR SPIKE SET IN THE WEST SIDE OF POWER POLE #838-8389, APPROX. 1' UP NEAR EAST R/W LINE OF CASEY RD. APRROX. 1300' NORTH OF STATE ROAD 32.
ELEVATION – 921.89

SCALE: 1" = 50'
0 25 50 100

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DATE	BY	REVISIONS AND ISSUES

JAMES E. SHIELDS JR. P.E. 10201333

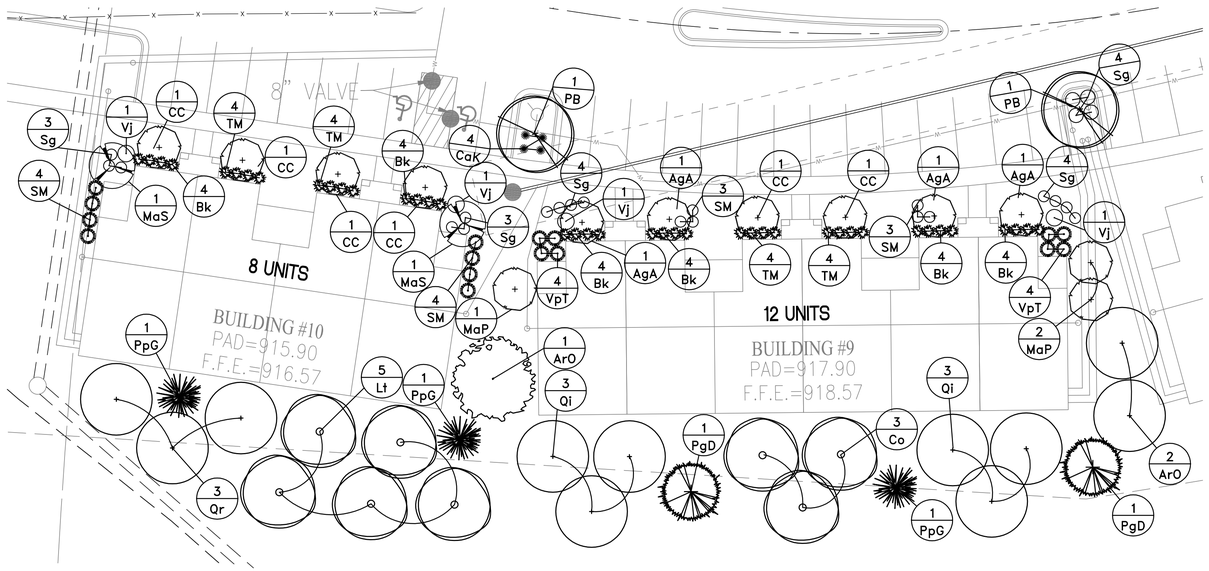
PREPARED FOR:
CASEY ACRES APARTMENTS
HERMAN & KITTLE PROPERTIES, INC.
GRADING PLAN
PT. SW 1/4 SEC. 34, T18N, R5E, WASHINGTON TWP., HAMILTON CO., IN

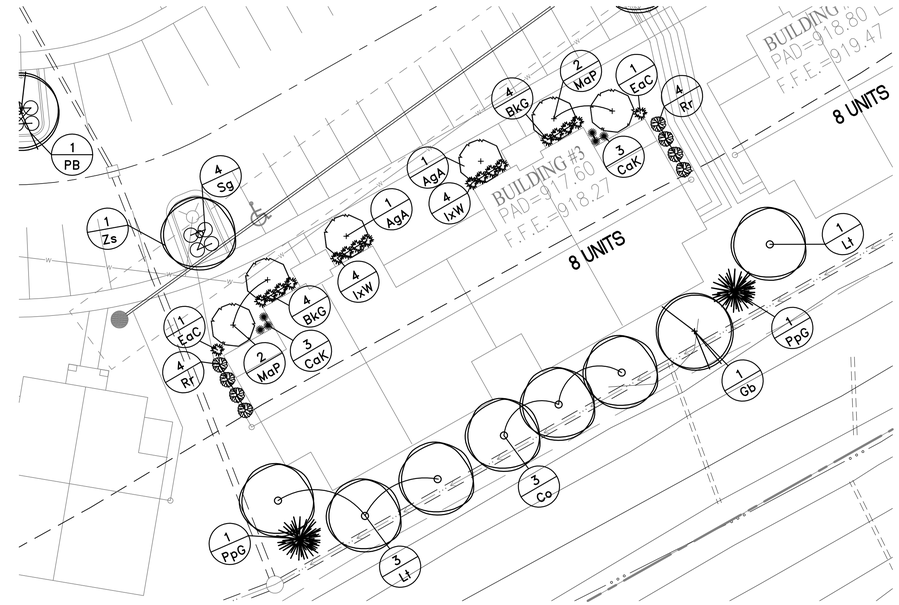
SHEET NO.
C301

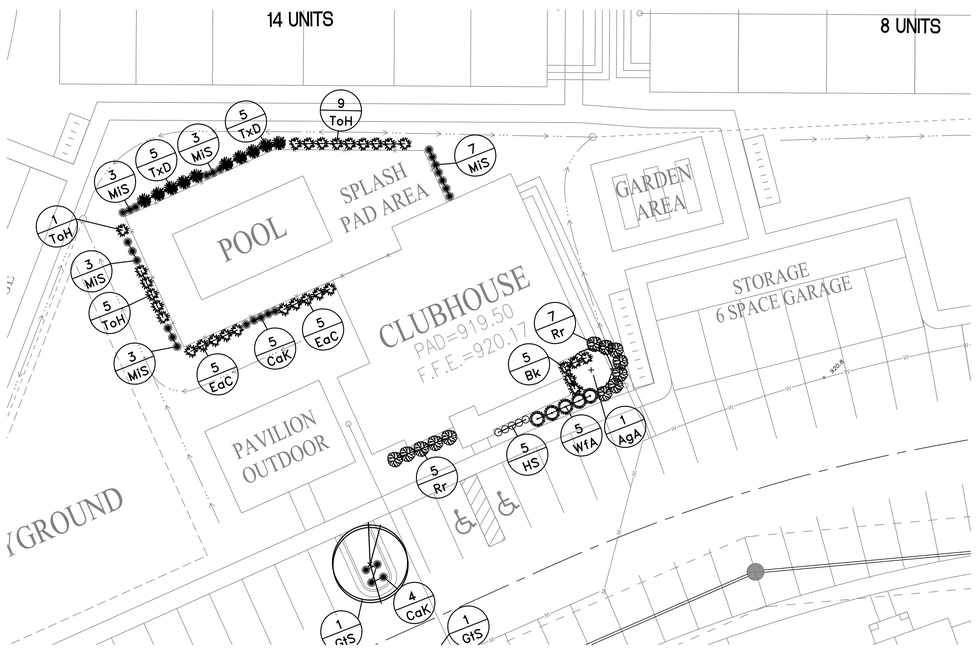
PROJECT NO.
W12-0342

PROJECT NO.	W12-0342
DWG. NAME:	C301 - GRADING PLAN
DESIGNED BY:	EEF
DRAWN BY:	RMC
CHECKED BY:	JES
DATE:	7/17/2012

LOCATION: H:\2012\W120342\Engineering\design\conset\C301 - Grading Plan.dwg
LAYOUT: C301
DATE/TIME: August 03, 2012 - 12:44pm
PLOTTED BY: eddyr







PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION B & B	BARE	CONT	ON CENTER SPACING	SPECIAL INSTRUCTIONS
	CANOPY DECIDUOUS TREES								
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"		X			SEE PLAN	
Bn	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	2"		X			SEE PLAN	
Co	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2"		X			SEE PLAN	
Gb	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2"		X			SEE PLAN	
Gti	GLEDITSIA TRIACANTHOS INERMIS 'IMCOLE'	IMPERIAL HONEYLOCUST	2"		X			SEE PLAN	
GtS	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' PP1619	SKYLINE HONEYLOCUST	2"		X			SEE PLAN	
Lt	LIRIODENDRON TULIPIFERA	TULIP TREE	2"		X			SEE PLAN	
PB	PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2"						
PcC	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT FLOWERING PEAR	2"		X			SEE PLAN	
Qi	QUERCUS IMBRICANIA	SHINGLE OAK	2"		X			SEE PLAN	
Qr	QUERCUS ROBUR	RED OAK	2"		X			SEE PLAN	
Zs	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2"		X			SEE PLAN	
	EVERGREEN TREES								
PgD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6'-7'		X				
PgG	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	8'		X			SEE PLAN	
	ORNAMENTAL UNDERSTORY TREES								
Ag	ACER GINNALA 'FLAME'	AMUR MAPLE	2"		X			SEE PLAN	MULTI-BRANCH
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"		X			SEE PLAN	
CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2"		X			xx	
MaP	MALUS 'PRAIRIE FIRE'	"PRAIRIE FIRE" CRABAPPLE	2"		X			SEE PLAN	
MoR	MALUS 'RED JEWEL'	"RED JEWEL" CRABAPPLE	2"		X			SEE PLAN	
MoS	MALUS 'SNOWDRIFT'	"SNOWDRIFT" CRABAPPLE	2"		X			SEE PLAN	
	DECIDUOUS SHRUBS								
RoG	RHUS AROMATICA "GROLOW"	GROLOW SUMAC	#1			X	xx		MIN 18"
EqC	EUONYMUS ALATUS 'COMPACTUM'	DWARF BURNING BUSH	18"		X			SEE PLAN	MIN 18"
Rr	ROSA "RADTKOPINK"	PINK DOUBLE KNOCKOUT ROSE	#3						
Sb	SPIRAEA X BUMALDA "ANTHONY WATERER"	ANTHONY WATERER RED SPIREA	#3			X	SEE PLAN		MIN 18"
Sg	SPIRAEA X "GOLD MOUND"	GOLD MOUND SPIREA	#3			X	SEE PLAN		MIN 18"
SM	SYRINGA MEYERI "PALIBIN"	DWARF KOREAN LILAC	#5			X	SEE PLAN		MIN 18"
Vj	VIBURNUM X JUDII	JUDD'S VIBURNUM	#5			X	SEE PLAN		MIN 18"
VpT	VIBURNUM PLICATUM TOMENTOSUM "NEWZAM"	NEWPORT VIBURNUM	18"		X			SEE PLAN	MIN 18"
Wr	WEIGELA FLORIDA "RED PRINCE"	RED PRINCE WEIGELA	#5			X	SEE PLAN		
WfA	WEIGELA FLORIDA "ALEXADRIA"	WINE & ROSES WEIGELA	#3						
	EVERGREEN SHRUBS								
Bk	BUXUS X KOREANA "GREEN VELVET"	GREEN VELVET BOXWOOD	18"		X			SEE PLAN	MIN 18"
BkG	BUXUS X KOREANA "GREEN GEM"	GREEN GEM BOXWOOD	18"		X			SEE PLAN	MIN 18"
IxW	ILEX X "WILLEMER"	EMERALD MAGIC HOLLY	#3			X	SEE PLAN		MIN 18"
TM	TAXUS X MEDIA "DARK GREEN SPREADER"	DARK GREEN SPREADING YEW	30"		X			SEE PLAN	MIN 18"
ToH	THUJA OCCIDENTALIS "HOLMSTRUP"	HOLMSTRUP ARBORVITAE	#6						
TxD	TAXUS X MEDIA "DENSIFORMIS"	DENSE SPREADING YEW	18-24"						
	PERENNIALS								
HCu	HEMEROCALLIS "CUSTARD CANDY"	CUSTARD CANDY DAYLILLY	#1			X	xx		
HS	HEMEROCALLIS "STELLA DE ORO"	STELLA DE ORO GOLD DAYLILY	#1			X	12"		
HSR	HEMEROCALLIS "STELLA DE ORO RUBY"	RUBY STELLA RED DAYLILY	#1			X	12"		
	ORNAMENTAL GRASS								
CaK	CALAMAGROSTIS ACUTIFLORM X "KARL FORSTER"	KARL FORESTER FEATHER REED GRASS	#5						
MIS	MISCANTHUS SINENSIS "STRICTUS"	PORCUPINE GRASS	#3						

BUILDING BASE LANDSCAPING TABLE

BUILDING#	UNITS	TREES	ORN. EVERGREEN	SHRUBS
1	12	12	12	48
2	8	8	8	32
3	8	8	8	32
4	12	12	12	48
5	8	8	8	32
6	14	14	14	56
7	14	14	14	56
8	8	8	8	32
9	12	12	12	48
10	8	8	8	32
11	12	12	12	48
12	8	8	8	32
13	8	8	8	32
14	12	12	12	48
15	12	12	12	48
16	12	12	12	48
17	8	8	8	32
18	8	8	8	32
19	8	8	8	32
20	8	8	8	32
21	14	14	14	56
22	8	8	8	32
23	8	8	8	32
24	14	14	14	56
25	8	8	8	32
	252	252	252	1008

SCALE: 1" = 20'

0 10 20 40

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

PROJECT NO.: W12-0342
DWG NAME: 0100225-101.dwg
DESIGNED BY: EEF
DRAWN BY: RME
CHECKED BY: AES
DATE: 7/17/2012

DATE: BY: REVISIONS AND ISSUES

ERIC A. CARLSON REGISTERED No. 20300331 STATE OF INDIANA LANDSCAPE ARCHITECT
APPROVED FOR CONSTRUCTION NOT FOR CONSTRUCTION

JAMES E. ASHCRAFT REG. P.E. No. 910020333

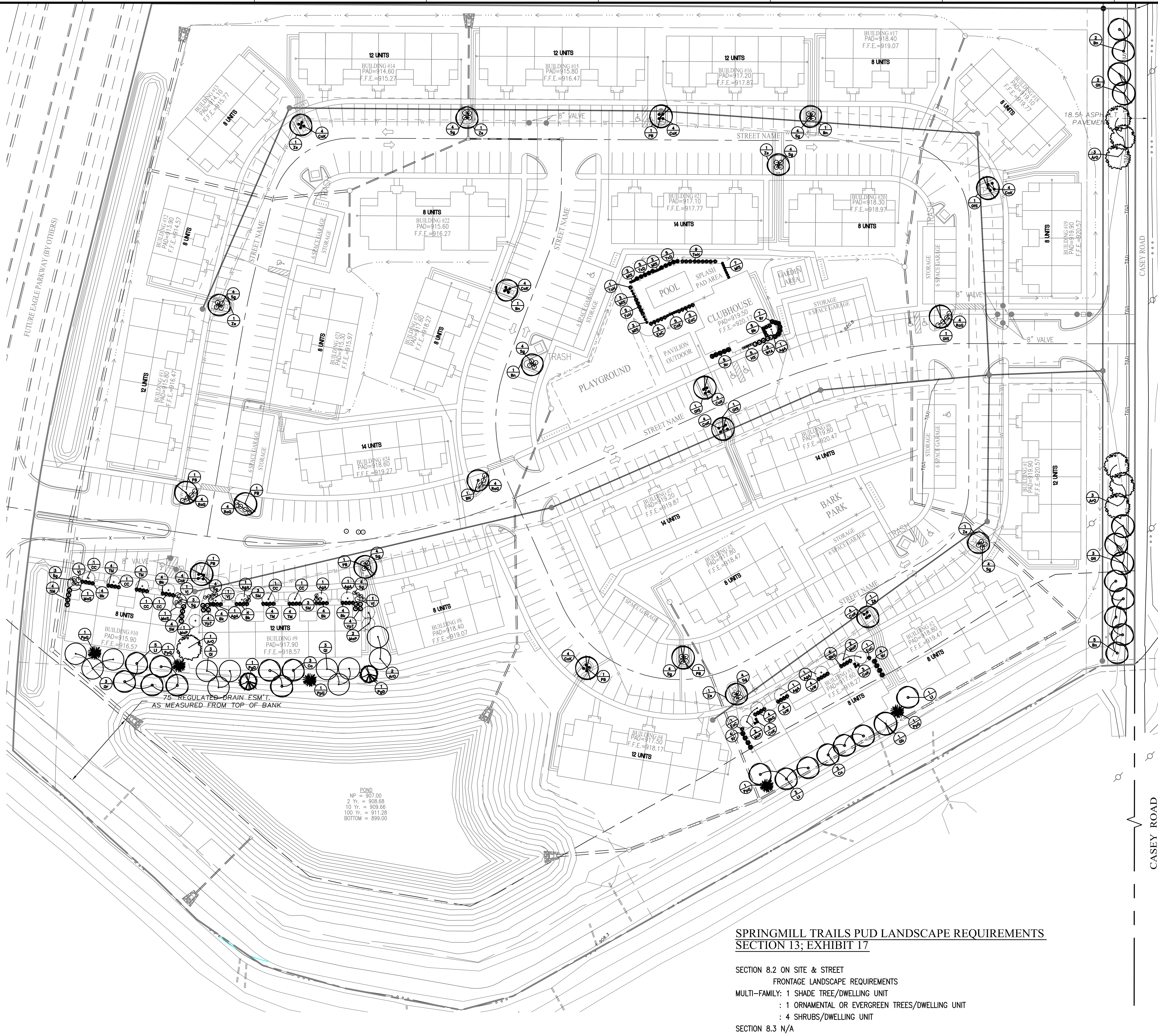
PREPARED FOR:
CASEY ACRES APARTMENTS
HERMAN & KITTLE PROPERTIES, INC.

LANDSCAPE PLAN
PT. SW 1/4 SEC. 34, T18N, R5E, WASHINGTON TWP., HAMILTON CO., IN

SHEET NO.
L102

PROJECT NO.
W12-0342

LOCATION: H:\2012\W12\0342\Engineering\design\Lcoset\L101 - Landscape Plan.dwg
LAYOUT: Landscape - 11X2
LAST MODIFIED: August 20, 2012 - 1:39pm
PLOTTED BY: rmelle



GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE DESIGNER.
2. ALL SHRUBS PLANTING AREAS TO HAVE SPADED EDGES AND COVERED WITH 4" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY LANDSCAPE DESIGNER AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
3. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT.
4. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE DESIGNER BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODED STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND MULCH BED LINES SHALL BE MARKED BY A HIGHLY VISIBLE PAINT LINE WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTINGS OPERATIONS. LANDSCAPE DESIGNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
5. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROPER IDENTIFICATION AT NURSERY OR CONTRACTORS OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
6. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNER.
8. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE DESIGNER. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE DESIGNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
9. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
10. PEAT MOSS TO BE USED ON PROJECT SHALL BE A DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO ALSO BE MILDLY ACIDIC IN CHARACTER AND SHALL MEET APPROVAL OF LANDSCAPE DESIGNER.
11. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE DESIGNER IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
12. ALL LANDSCAPING PLANTINGS TO BE MAINTAINED FOR 1 YEAR FOLLOWING TURNOVER. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATION, MULCHING, MOWING AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF PLANTINGS. NOTE: AT END OF MAINTENANCE PERIOD, CONTRACTOR TO REMOVE GUYING AND STAKING FROM TREES.
13. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUESTED BY LANDSCAPE DESIGNER.
14. BACKFILL FOR TREE AND SHRUB PLANTING SHALL BE 75% APPROVED TOPSOIL AND 25% APPROVED PEAT MOSS. TOP LAYER OF BACKFILL SHALL BE 100% EXISTING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
15. PROVIDE MINIMUM 4" PLANTING SOIL IN ALL GROUND COVER AND FLOWER AREAS WITH MIXTURE COMPRISING OF ONE PART COMMERCIAL GRADE 'POTTING SOIL,' 5 PARTS TOPSOIL AND 4 PARTS PEAT MOSS. A FULL 4" LAYER OF APPROVED SHREDDED FIBROUS PEAT MOSS MAY BE USED IN LIEU OF PLANTING MIX.
16. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY.
17. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT CONDITION B+B	BARE	CONT	ON CENTER SPACING	SPECIAL INSTRUCTIONS
	CANOPY DECIDUOUS TREES								
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"		X			SEE PLAN	
Bn	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	2"		X			SEE PLAN	
Co	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2"		X			SEE PLAN	
Gb	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2"		X			SEE PLAN	
GtI	GLEDITSIA TRIACANTHOS INERMIS 'IMCOLE'	IMPERIAL HONEYLOCUST	2"		X			SEE PLAN	
GtS	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' PP1619	SKYLINE HONEYLOCUST	2"		X			SEE PLAN	
Lt	LIRIODENDRON TULIPIFERA	TULIP TREE	2"		X			SEE PLAN	
PB	PLATANUS ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	2"						
PcC	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT FLOWERING PEAR	2"		X			SEE PLAN	
Qi	QUERCUS IMBRICANIA	SHINGLE OAK	2"		X			SEE PLAN	
Qr	QUERCUS ROBUR	RED OAK	2"		X			SEE PLAN	
Zs	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2"		X			SEE PLAN	
	EVERGREEN TREES								
PgD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6'-7'		X				
PpG	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	8'		X			SEE PLAN	
	ORNAMENTAL UNDERSTORY TREES								
Ag	ACER GINNALA 'FLAME'	AMUR MAPLE	2"		X			SEE PLAN	MULTI-BRANCH
AgA	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"		X			SEE PLAN	
CC	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	2"		X			xx	
MaP	MALUS 'PRAIRIE FIRE'	'PRAIRIE FIRE' CRABAPPLE	2"		X			SEE PLAN	
MaR	MALUS 'RED JEWEL'	'RED JEWEL' CRABAPPLE	2"		X			SEE PLAN	
MaS	MALUS 'SNOWDRIFT'	'SNOWDRIFT' CRABAPPLE	2"		X			SEE PLAN	
	DECIDUOUS SHRUBS								
RaG	RHUS AROMATICA 'GROLOW'	GROLOW SUMAC	#1				X	xx	MIN 18"
EaC	EUONYMUS ALATUS 'COMPACTUM'	DWARF BURNING BUSH	18"		X			SEE PLAN	MIN 18"
Rr	ROSA 'RADTKOPINK'	PINK DOUBLE KNOCKOUT ROSE	#3						
Sb	SPIRAEA X BUMALDA 'ANTHONY WATERER'	ANTHONY WATERER RED SPIREA	#3				X	SEE PLAN	MIN 18"
Sg	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	#3				X	SEE PLAN	MIN 18"
SM	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	#5				X	SEE PLAN	MIN 18"
Vj	VIBURNUM X JUDDII	JUDD'S VIBURNUM	#5				X	SEE PLAN	MIN 18"
VpT	VIBURNUM PLICATUM TOMENTOSUM 'NEWZAM'	NEWPORT VIBURNUM	18"		X			SEE PLAN	MIN 18"
Wr	WEIGELA FLORIDA 'RED PRINCE'	RED PRINCE WEIGELA	#5				X	SEE PLAN	
WfA	WEIGELA FLORIDA 'ALEXADRIA'	WINE & ROSES WEIGELA	#3						
	EVERGREEN SHRUBS								
Bk	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	18"		X			SEE PLAN	MIN 18"
BkG	BUXUS X KOREANA 'GREEN GEM'	GREEN GEM BOXWOOD	18"		X			SEE PLAN	MIN 18"
IxW	ILEX X 'WILLEMER'	EMERALD MAGIC HOLLY	#3				X	SEE PLAN	MIN 18"
TM	TAXUS X MEDIA 'DARK GREEN SPREADER'	DARK GREEN SPREADING YEW	30"		X			SEE PLAN	MIN 18"
ToH	THUJA OCCIDENTALIS 'HOLMSTRUP'	HOLMSTRUP ARBORVITAE	#6						
TxD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE SPREADING YEW	18-24"						
	PERENNIALS								
HCu	HEMEROCALLIS 'CUSTARD CANDY'	CUSTARD CANDY DAYLILLY	#1				X	xx	
HS	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO GOLD DAYLILY	#1				X	12"	
HSR	HEMEROCALLIS 'STELLA DE ORO RUBY'	RUBY STELLA RED DAYLILY	#1				X	12"	
	ORNAMENTAL GRASS								
CaK	CALAMAGROSTIS ACUTIFLORM X 'KARL FORSTER'	KARL FORESTER FEATHER REED GRASS	#5						
MiS	MISCANTHUS SINENSIS 'STRICTUS'	PORCUPINE GRASS	#3						

SPRINGMILL TRAILS PUD LANDSCAPE REQUIREMENTS SECTION 13; EXHIBIT 17

SECTION 8.2 ON SITE & STREET
FRONTAGE LANDSCAPE REQUIREMENTS
MULTI-FAMILY: 1 SHADE TREE/DWELLING UNIT
: 1 ORNAMENTAL OR EVERGREEN TREES/DWELLING UNIT
: 4 SHRUBS/DWELLING UNIT
SECTION 8.3 N/A
SECTION 8.4A PARKING LOT ISLANDS
WC16.06.070
A1. 50 OR MORE 10%
A2E. PARKING LOT ISLANDS SHALL INCLUDE AT LEAST 1 TREE AND 4 SHRUBS PER PARKING LOT STALL.
B. PERIMETER PARKING LOT LANDSCAPING –
PERIMETER LANDSCAPING IS REQUIRED FOR PAKRING LOTS WITH TEN (10) OR MORE SPACES WHERE:
1.) THE PARKING LOT IS LOCATED WITHIN A REQUIRED YARD; OR
2.) THE PARKING LOT IS LOCATED WITHIN TWENTY (20) FEET OF A LOT LINE OR RIGHT-OF-WAY LINE.
PARKING LOT IS NOT WITHIN YARD OR 20' OF RIGHT-OF-WAY OR LOT LINE = NONE REQUIRED.
WC16.06.050 B. ROAD FRONTAGE STANDARDS
1 SHADE TREE PER 30 LINEAR FEET. 18 REQUIRED. 18 PROVIDED

LANDSCAPE PLAN NOTES:

(1) SOD- ALL SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD: OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR)

(2) LANDSCAPE BED EDGE (TYP)

(3) MULCH

GENERAL MULCH NOTE:

MULCH AROUND ALL PROPOSED LANDSCAPE MATERIAL UNLESS SPECIFIED OTHERWISE.

NOTE:

ANY EXISTING TREE(S) THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED MAY BE DONE SO, AS LONG AS THE TREE(S) ARE RELOCATED TO AN APPROVED ALTERNATIVE LOCATION ON SITE.

SCALE: 1" = 50'
0 25 50 100

Know what's below. Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26. IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

CONSTRUCTION PLANS – DATED 08/03/2012

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W12-0342
DWG NAME: 0100222-L101.dwg
DESIGNED BY: EEF
DRAWN BY: RME
CHECKED BY: JES
DATE: 7/17/2012

REVISIONS AND ISSUES | DATE | BY

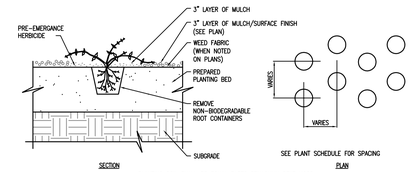
ERIC A. CARTER REGISTERED No. 20300131 STATE OF INDIANA LANDSCAPE ARCHITECT
APPROVAL PENDING NOT FOR CONSTRUCTION
JAMES E. ASHER / ERIC A. CARTER RLA P.E. 10200133 / 20300131

PREPARED FOR:
CASEY ACRES APARTMENTS
HERMAN & KITTLE PROPERTIES, INC.

LANDSCAPE PLAN
PT. SW 1/4 SEC. 34, T19N, R3E, WASHINGTON TWP., HAMILTON CO., IN

SHEET NO. L101
PROJECT NO. W12-0342

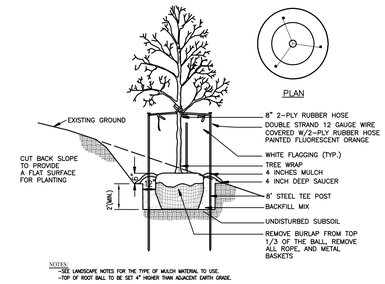
LOCATION: H:\2012\W120342\Engineering\design\conset\L101 – Landscape Plan.dwg
LAYOUT: Landscape – l101
DATE/TIME: August 20, 2012 – 1:39pm
PLOTTED BY: millera



PLANTING SOIL SHALL BE EQUAL PARTS SPHAGNUM PEAT MOSS, COMPOSTED MANURE, AND EXISTING SOIL. TAMPED FIRMLY.

GROUNDCOVER PLANTING

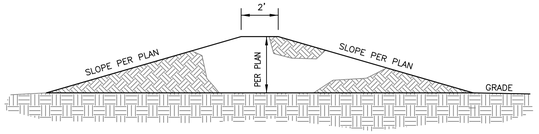
(NO SCALE)



NOTES:
-SEE LANDSCAPE NOTES FOR THE TYPE OF MULCH MATERIAL TO USE.
-TOP OF ROOT BALL TO BE SET 4" HIGHER THAN ADJACENT EARTH GRADE.

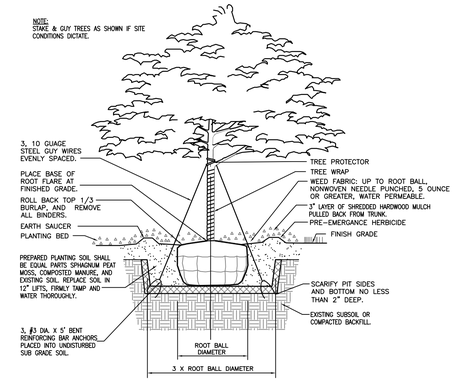
TREE PLANTING ON SLOPE

(NO SCALE)



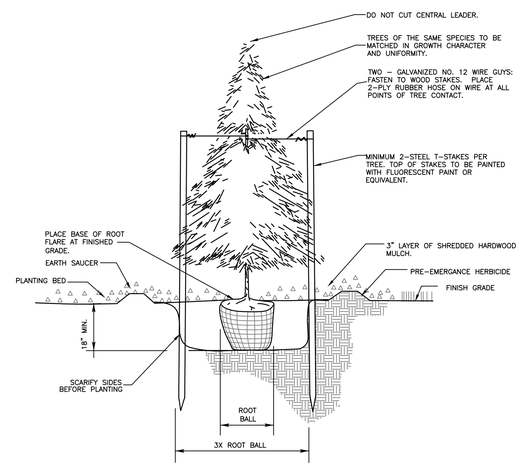
LANDSCAPE MOUNDING DETAIL

(NO SCALE)



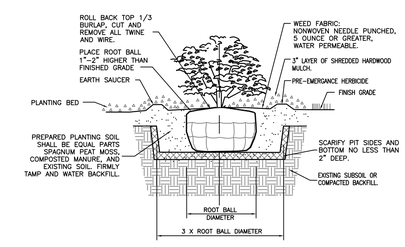
SHADE TREE PLANTING DETAIL

(NO SCALE)



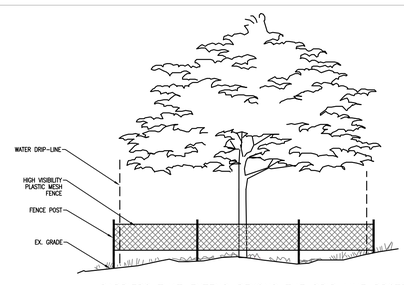
EVERGREEN PLANTING & STAKING

(NO SCALE)

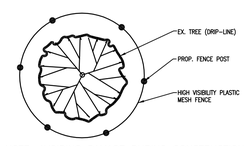


SHRUB & SMALL TREE PLANTING DETAIL

(NO SCALE)



BARRIERS THAT EXTEND BEYOND THE DRIP LINE PROTECT TREES DURING CONSTRUCTION.



NOTE: AVOIDING DAMAGE DURING CONSTRUCTION

THE SUREST WAY TO PROTECT TREES THAT ARE TO BE SAVED IS TO:

(1) WORK WITH THE BUILDER TO LOCATE AND MARK WITH FLAGGING AND/OR SIGNS ALL CONSTRUCTION ROADS, PARKING PLACES FOR WORKERS, AND AREAS FOR STORAGE OF BUILDING MATERIALS, GRAVEL AND SOIL;

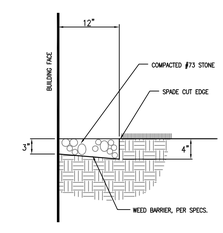
(2) WORK WITH THE UTILITY CONTRACTORS TO STAKE OUT THE EXACT LOCATION OF TRENCHES, AND

(3) ERECT PHYSICAL BARRIERS AROUND ALL "SAVED" TREES OR, BETTER YET, AROUND GROUPS OF TREES, NEAR THE CONSTRUCTION ACTIVITY.

(4) EXTEND BARRIERS AS FAR AS POSSIBLE BEYOND DRIPLINE.

TREE PRESERVATION DETAIL

(NO SCALE)



NOTE:
GRAVEL MOW STRIP IS NOT REQUIRED WHERE PLANTING BEDS OR CONCRETE FLATWORK IS DIRECTLY ADJACENT TO BUILDING.

GRAVEL MOWING STRIP

(NO SCALE)

CONSTRUCTION PLANS – DATED 08/03/2012

10505 N. College Avenue
Indianapolis, Indiana 46280
wethe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546/fax

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

WEIHE ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.:	W12-0342
DWG NAME:	0100222-101.dwg
DESIGNED BY:	ETF
DRAWN BY:	RME
CHECKED BY:	AES
DATE:	7/17/2012

REVISIONS AND ISSUES	DATE:	BY:

ERIC A. CARTER
REGISTERED
No. 20300131
STATE OF INDIANA
LANDSCAPE ARCHITECT
APPROVED FOR CONSTRUCTION NOT FOR BIDDING

JAMES C. ASHLEMAN
REGISTERED
No. 20100200333

PREPARED FOR:

CASEY ACRES APARTMENTS

HERMAN & KITTLE PROPERTIES, INC.

LANDSCAPE DETAILS

PT. SW 1/4 SEC. 34, T18N, R3E, WASHINGTON TWP., HAMILTON CO., IN

SHEET NO.

L201

PROJECT NO.

W12-0342

LOCATION: H:\2012\W12034X2\Engineering\design\consel\L101 - Landscape Plan.dwg
LAYOUT: Landscape - 0201
DATE/TIME: August 20, 2012 - 1:39pm
PLOTTED BY: Rick Meeker