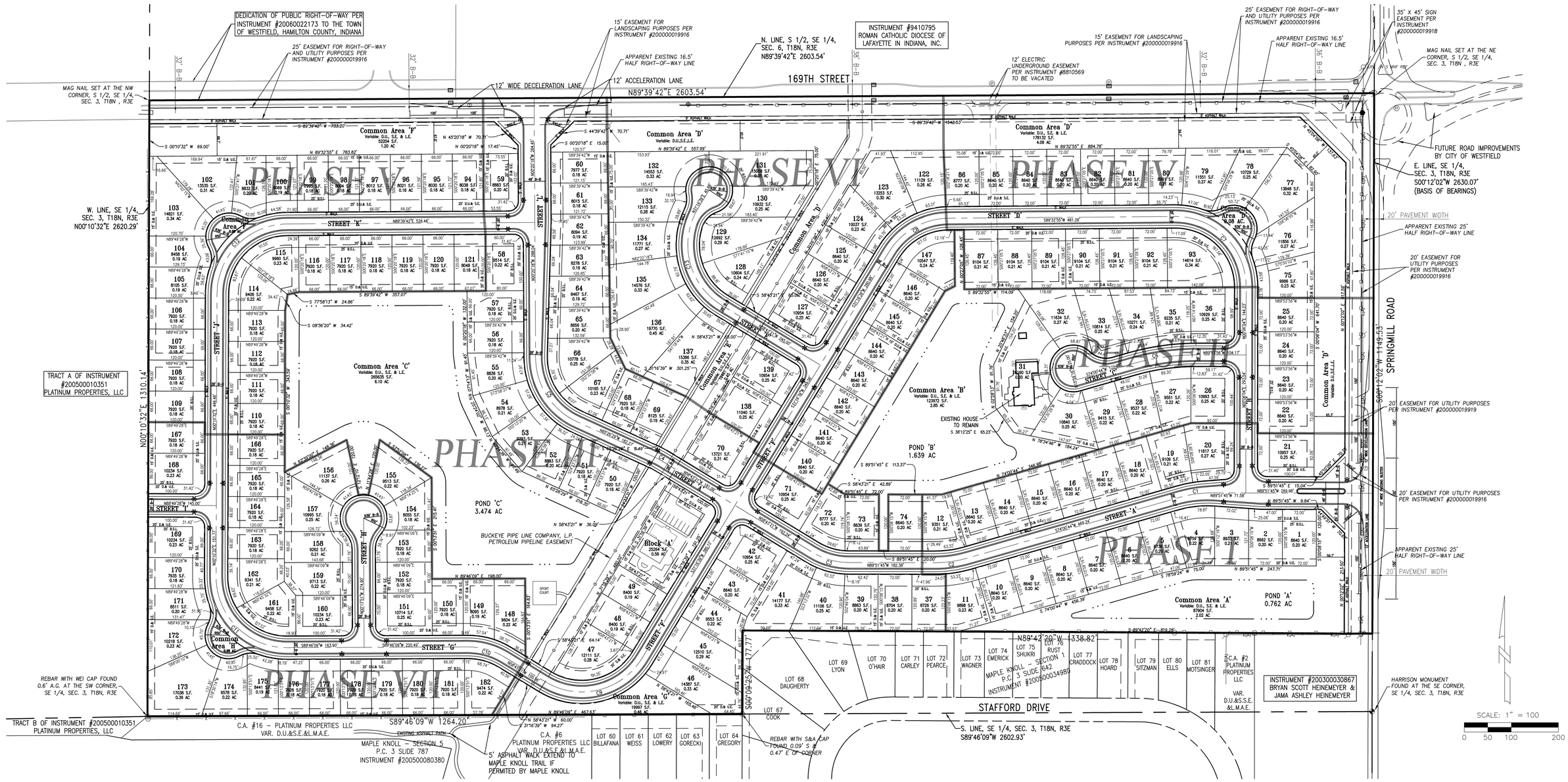


CURVE TABLE					
CURVE #	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	250.00'	70.36	70.36'	S82°04'29"W	16°07'31"
C2	250.00'	70.36	70.36'	S82°04'29"W	16°07'31"
C3	150.00'	81.52	81.52'	N74°17'33"W	31°08'24"
C4	150.00'	17.59	17.59'	N62°04'55"W	6°43'08"
C5	150.00'	170.44	170.44'	N32°53'23"W	65°06'11"
C6	500.00'	140.40	140.40'	S82°03'24"W	16°05'21"
C7	150.00'	237.07	237.07'	N45°10'30"W	90°33'10"
C8	150.00'	152.55	152.55'	S60°24'47"W	58°16'16"
C9	150.00'	235.62	235.62'	S76°16'39"W	90°00'00"
C10	150.00'	82.49	82.49'	N74°28'36"W	31°30'30"
C11	150.00'	236.68	236.68'	N45°01'40"W	90°24'23"
C12	150.00'	234.27	234.27'	N44°55'07"E	89°29'10"
C13	150.00'	235.62	235.62'	N13°43'21"W	90°00'00"

LEGAL DESCRIPTION

Part of the South Half of the Southeast Quarter of Section 3, Township 18 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana being more particularly described as follows:

Commencing at a Harrison monument at the Southeast Corner of said Southeast Quarter; thence on the East line of said Southeast Quarter North 00 degrees 12 minutes 02 seconds East (assumed basis of bearings) 165.50 feet to the Southeast Corner of the land described in Instrument #200000019916 in the Office of the Recorder of Hamilton County, Indiana, being the Point of Beginning; thence on the perimeter of said land the following three (3) calls: 1) North 89 degrees 42 minutes 20 seconds West 1338.82 feet; 2) South 00 degrees 09 minutes 25 seconds West 177.77 feet; 3) South 89 degrees 46 minutes 09 seconds West 1264.20 feet to a rebar with a plastic cap stamped "WEIHE ENGR. 0012" at the Southwest Corner of said Southeast Quarter; thence on the West line of said Southeast Quarter North 00 degrees 10 minutes 32 seconds East 1310.14 feet to a mag nail with washer stamped "WEIHE ENGR. 0012" at the Northwest Corner of the South Half of said Southeast Quarter; thence on the North line of said South Half North 89 degrees 39 minutes 42 seconds East 2603.54 feet to a mag nail with washer stamped "WEIHE ENGR. 0012" at the Northeast Corner of said South Half; thence on the East line of said Southeast Quarter South 00 degrees 12 minutes 02 seconds West 1149.53 feet to the Point of Beginning, 73.17 acres, more or less

LEGEND

21	LOT NUMBER
D.U.& S.E.	DRAINAGE, UTILITY & SEWER EASEMENT (25')
L.E.	LANDSCAPE EASEMENT
D.& U.E.	DRAINAGE & UTILITY EASEMENT (20' FRONT) (15' REAR & SIDE YARD)
B.S.L.	BUILDING SETBACK LINE (25')TYP., AND (20') AT CORNER LOTS.
—o—	GAS PIPELINE
*	ADA SIDEWALK RAMP

DESIGN DATA

CURRENT ZONING: P.U.D.

TOTAL ACRES: 73.17AC.
TOTAL LOTS: 182 LOTS
LOT DENSITY: 2.49LOTS/ACRE

TOTAL COMMON AREA /GREEN SPACE: 11.53AC. (15.8% TOTAL GREEN SPACE)

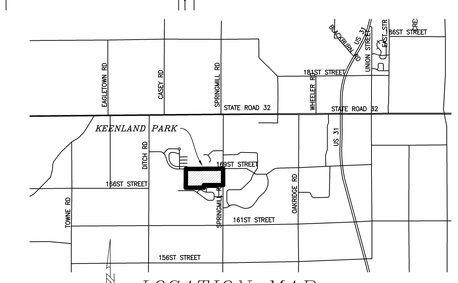
PLANS PREPARED BY

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

BEAZER HOMES INDIANA, LLP
9202 NORTH MERIDIAN STREET
SUITE 300
INDIANAPOLIS, IN 46260
PHONE: (317) 569-3591
CONTACT PERSON: STEVE COOK

PRIMARY PLAT
KEENELAND PARK
WESTFIELD, INDIANA



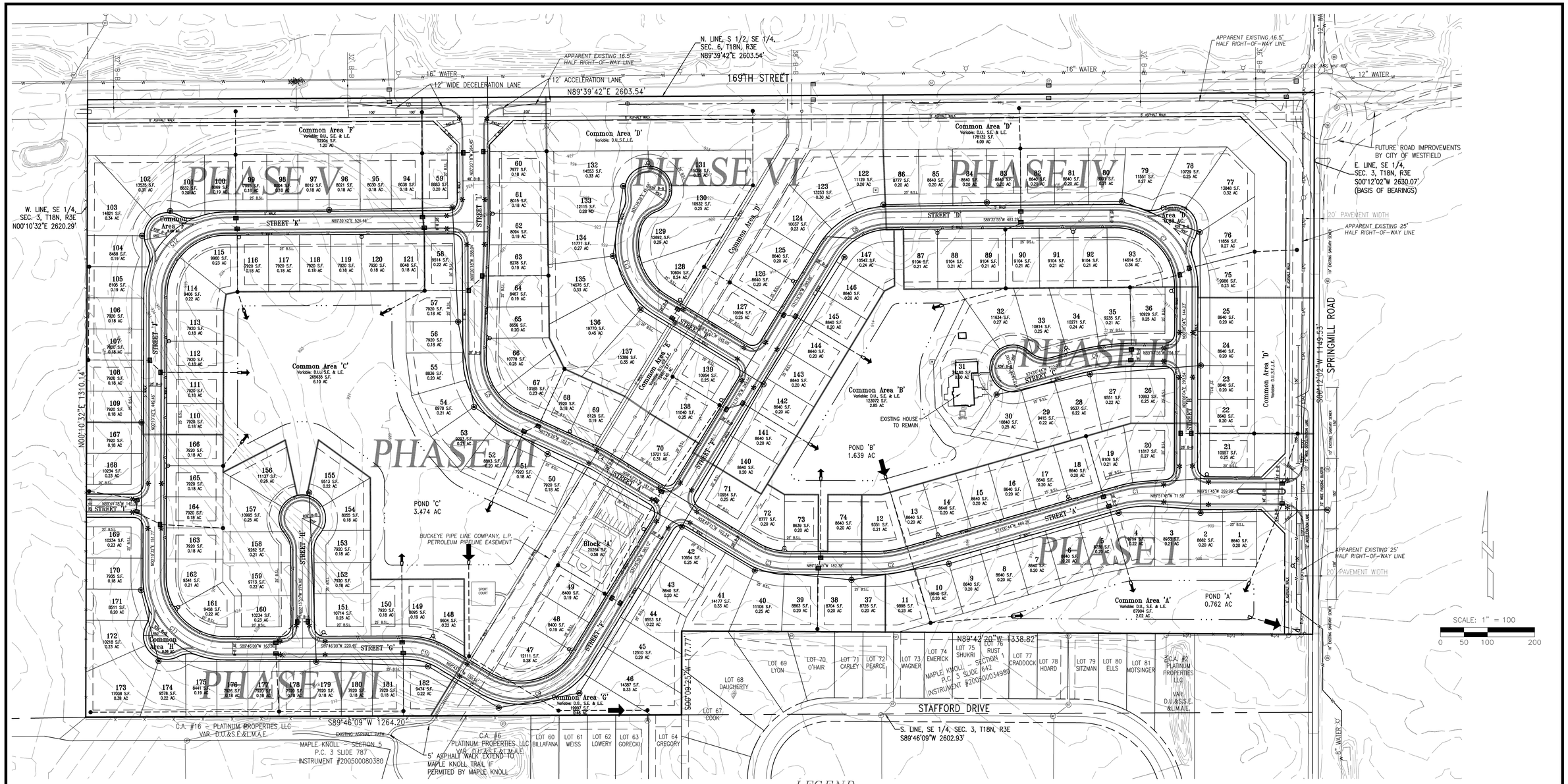
LOCATION MAP
SCALE: 1"=5000'

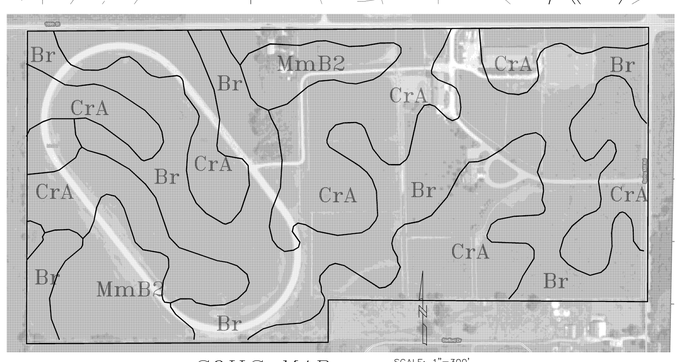
SHEET 1 of 2

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

DATE: JANUARY 4, 2013

LOCATION: H:\2012\W120412\Engineering\design\Primary Plat\W120412 Primary-DevPlan.dwg
DATE/TIME: January 04, 2013 - 9:59am
PLOTTED BY: mezykowskib





SOILS MAP

DESIGN DATA

CURRENT ZONING:	P.U.D.
TOTAL ACRES:	73.17AC.
TOTAL LOTS:	182 LOTS
LOT DENSITY:	2.49LOTS/ACRE
TOTAL COMMON AREA /GREEN SPACE:	10.53AC. (15.8% TOTAL GREEN SPACE)

SOILS LEGEND

Br - BROOKSTON SILTY CLAY LOAM, 1 TO 3 PERCENT SLOPES.
CrA - CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES.
MmB2 - Miami sILT LOAM - 2 TO 6 PERCENT SLOPE.

LEGEND

21	LOT NUMBER
D.U.& S.E.	DRAINAGE, UTILITY & SEWER EASEMENT (25')
L.E.	LANDSCAPE EASEMENT
D.& U.E.	DRAINAGE & UTILITY EASEMENT (20' FRONT) (15' REAR & SIDE YARD)
B.S.L.	BUILDING SETBACK LINE (25')
	STORM SEWER LINE
ST	STORM SEWER MANHOLE
	STORM BEEHIVE INLET
	STORM CURB INLET
	CONCRETE END SECTION & FLOW DIRECTION
	SANITARY SEWER LINE
SS	SANITARY SEWER MANHOLE
	WATERMAIN
	FIRE HYDRANT
	GAS PIPELINE
752	EXISTING CONTOURS
*	ADA SIDEWALK RAMP

PLANS PREPARED FOR

BEAZER HOMES INDIANA, LLP
9202 NORTH MERIDIAN STREET
SUITE 300
INDIANAPOLIS, IN 46260
PHONE: (317) 569-3591
CONTACT PERSON: STEVE COOK

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SURVEYOR: BRADY KUHN
Kuhnb@weihe.net

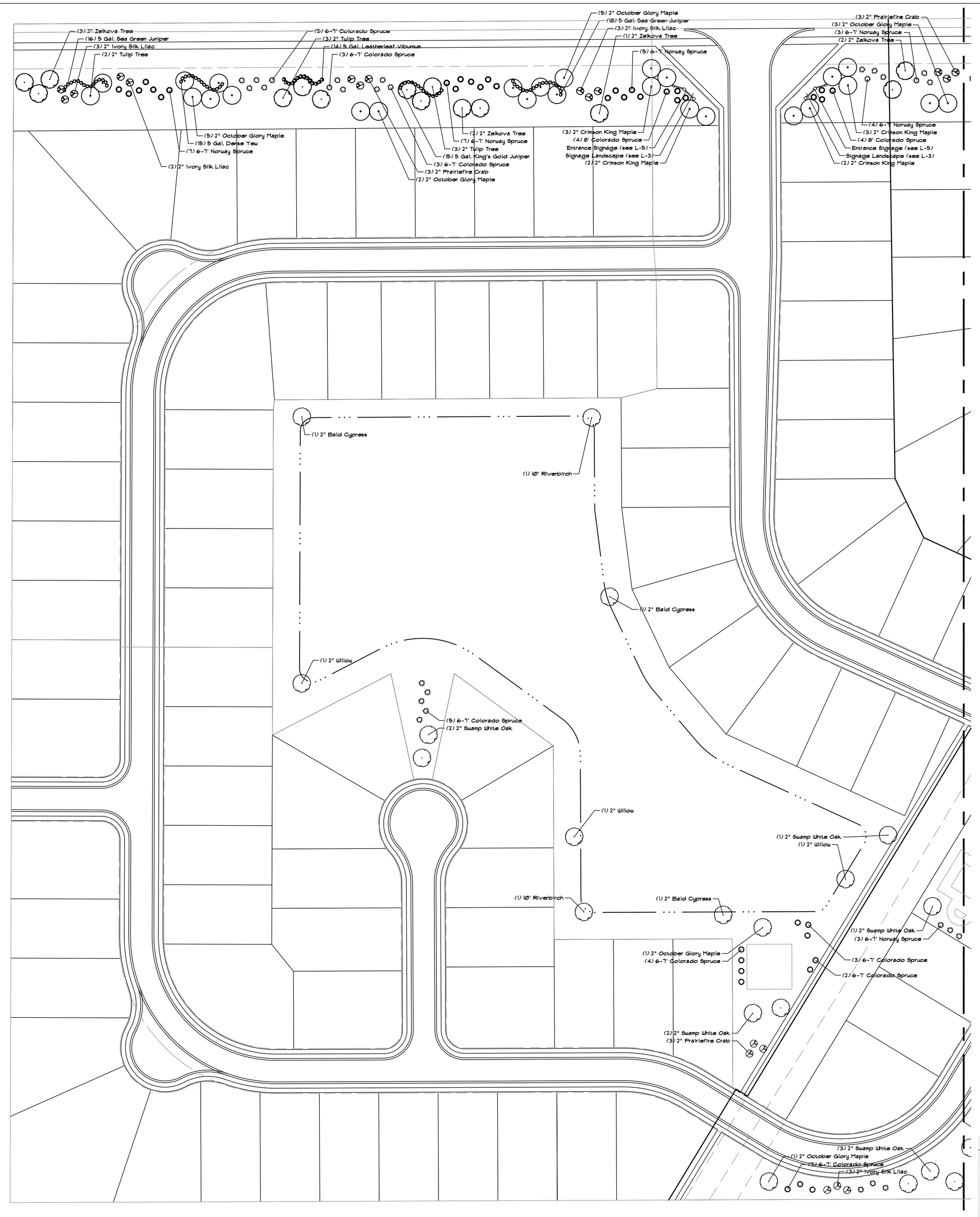
DEVELOPMENT PLAN
KEENELAND PARK
WESTFIELD, INDIANA

SHEET 2 of 2

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

DATE: JANUARY 4, 2012

LOCATION: H:\2012\W120412\Engineering\design\Primary Plat\W120412 Primary-DevPlan.dwg
DATE/TIME: January 04, 2013 - 9:58am
PLOTTED BY: mezykowskib



DATE	REVISIONS	BY

BEAZER HOMES

INDIANAPOLIS, IN

KEENELAND SUBDIVISION

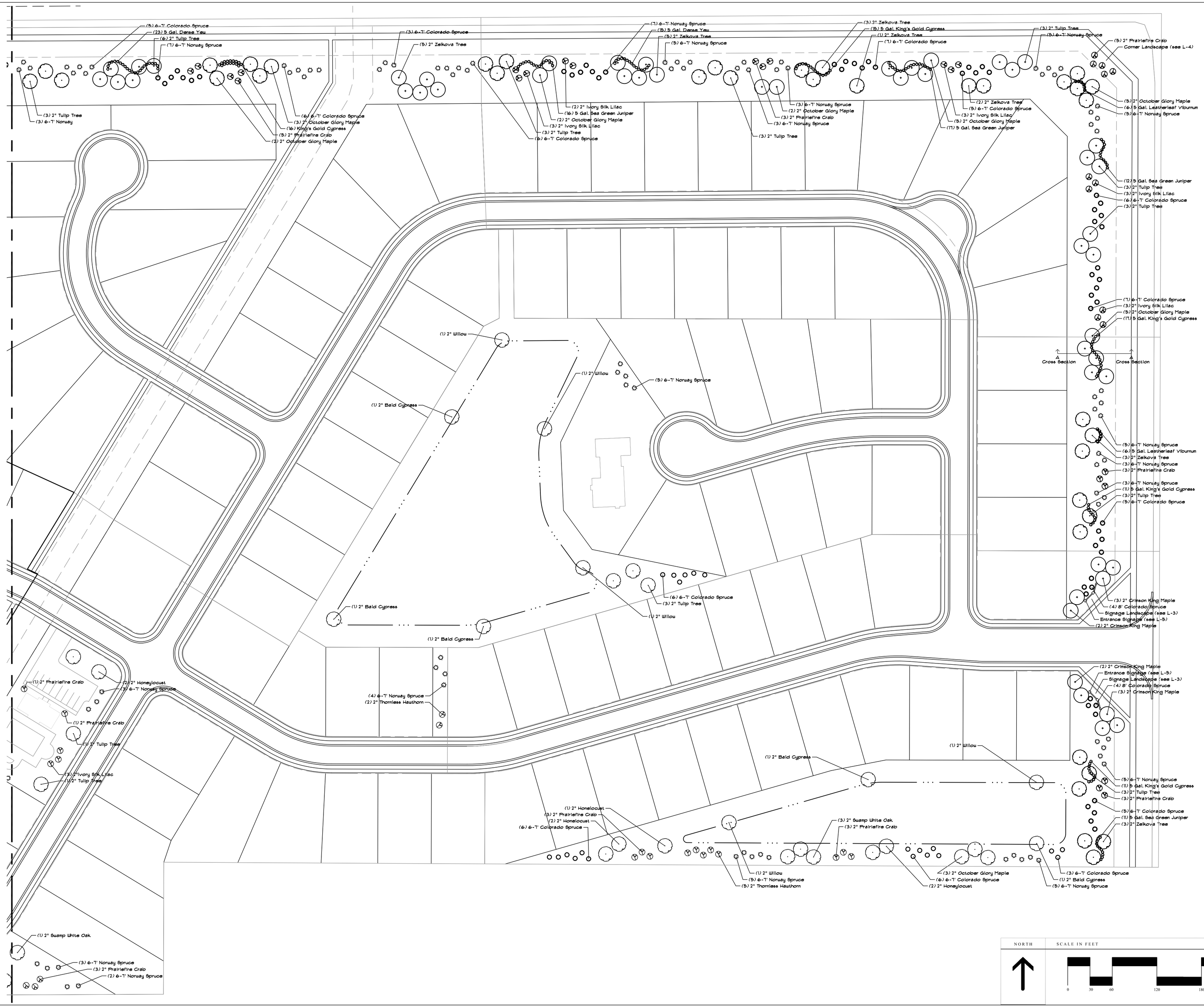
PERIMETER LANDSCAPE PLAN

HITTLE LANDSCAPING

SCALE	1" = 60'-0"
DATE	07/31/2012
DRAWN BY	MB
CHECKED BY	MB

SHEET NO.

L-2



DATE	REVISIONS	BY

BEAZER HOMES

INDIANAPOLIS, IN

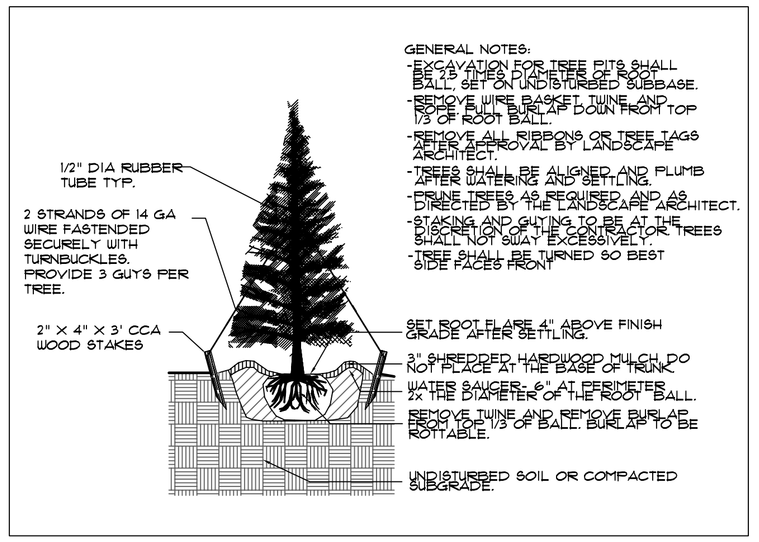
KEENELAND SUBDIVISION

PERIMETER LANDSCAPE PLAN

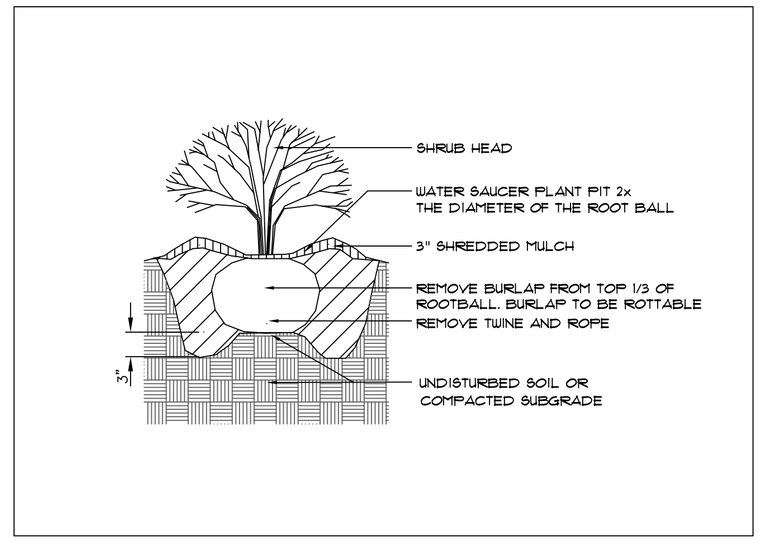
HITTLE LANDSCAPING

SCALE	1" = 60'-0"
DATE	07/31/2012
DRAWN BY	MB
CHECKED BY	MB
SHEET NO.	

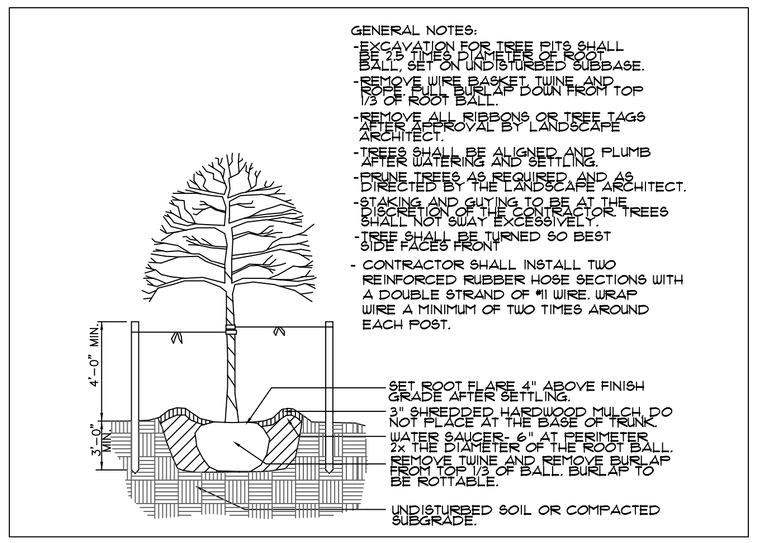
L-1



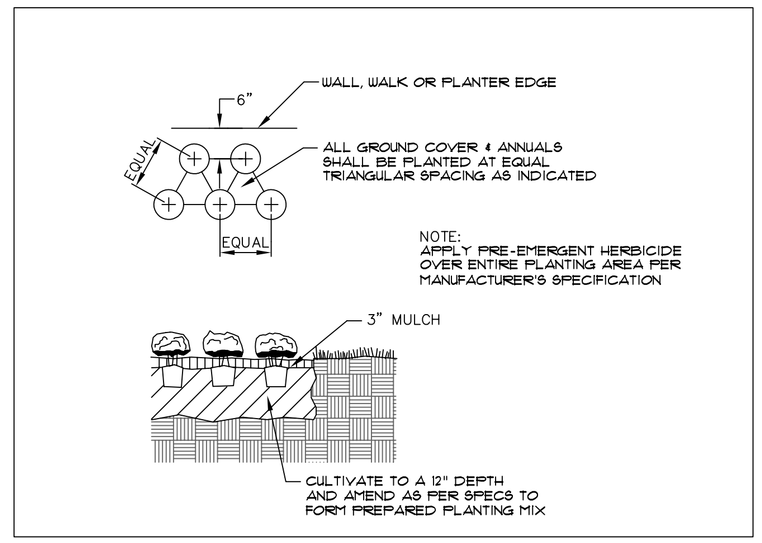
Evergreen Tree Planting N.T.S.



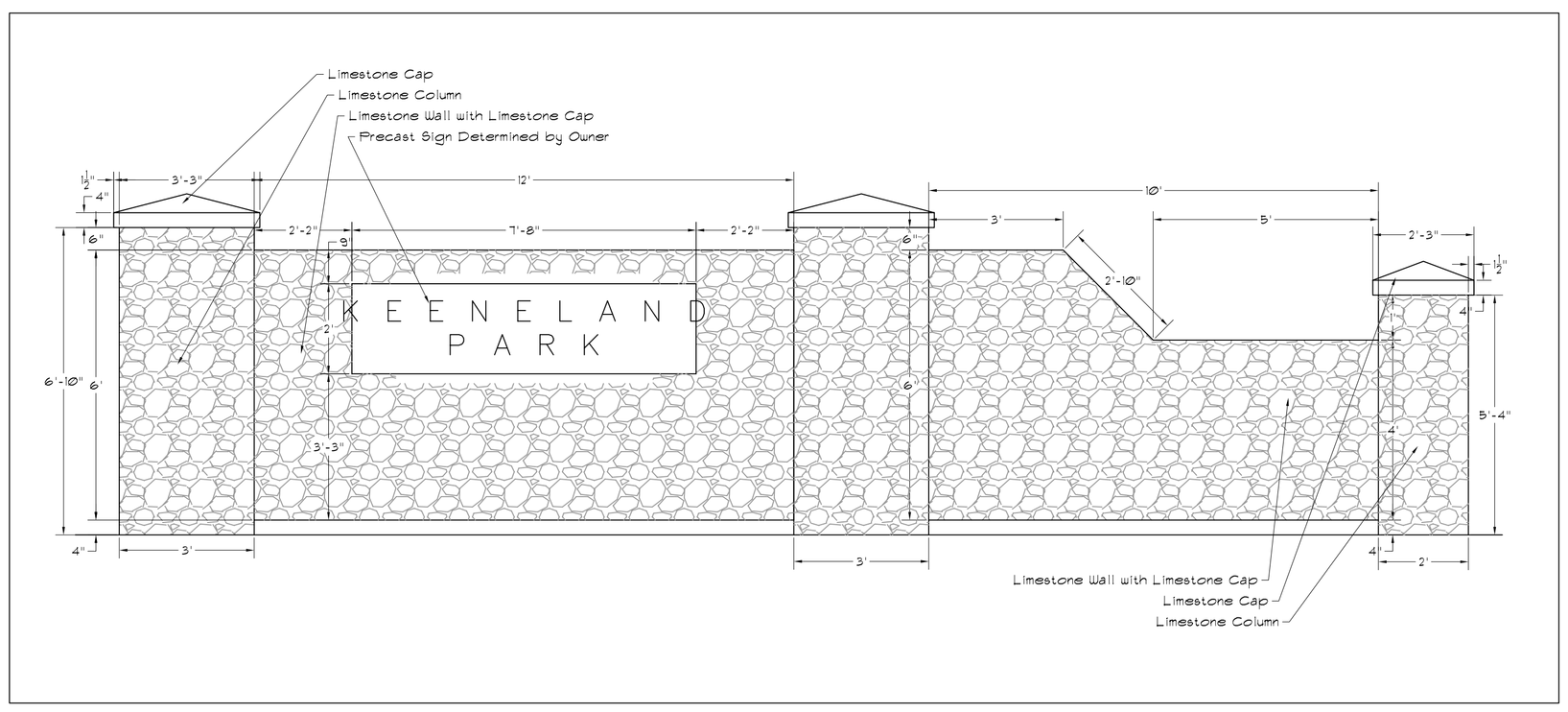
Shrub Planting N.T.S.



Deciduous Tree Planting N.T.S.



Perennial / Groundcover Planting N.T.S.



Entrance Signage Detail N.T.S.

Plant List

Canopy Trees			
Common Name	Scientific Name	Number	Size
Crimson King Maple	Acer platanoides 'Crimson King'	20	2"
October Glory Maple	Acer rubrum 'October Glory'	43	2"
Riverbirch	Betula nigra	2	10'
Honeylocust	Gleditsia tri. inermis 'Skyline'	7	2"
Tulip Tree	Liriodendron tulipifera	43	2"
Swamp White Oak	Quercus bicolor	13	2"
Niobe Willow	Salix alba 'Tristis'	9	2"
Bald Cypress	Taxodium distichum	8	2"
Zelkova Tree	Zelkova serrata 'Green Vase'	30	2"

Ornamental Trees			
Common Name	Scientific Name	Number	Size
Thornless Hawthorn	Crataegus crus-galli 'Inermis'	7	2"
Prairiefire Crab	Malus 'Prairiefire'	39	2"
Ivory Silk Lilac	Syringa reticulata 'Ivory Silk'	28	2"

Evergreen Trees			
Common Name	Scientific Name	Number	Size
Norway Spruce	Picea abies	110	6-7'
Colorado Spruce	Picea pungens glauca	104	6-7'
		16	8-9'

Shrubs				
Common Name	Scientific Name	Number	Size	Spacing
Bagatelle Barberry	Berberis thunbergii 'Bagatelle'	40	3 Gal.	3'
Green Velvet Boxwood	Buxus koreana 'Green Velvet	20	24-30"	3'
King's Gold Cypress	Chamaecyparis p. 'King's Gold'	85	5 Gal.	3'
Sunspot Euonymus	Euonymus fort. 'Sunspot'	23	3 Gal.	3'
Sea Green Juniper	Juniperus chinensis 'Sea Green'	90	5 Gal.	4'
Dbl. Knock-Out Rose	Rosa 'Radtko'	32	3 Gal.	3'
Dense Yew	Taxus media 'Densiformis'	101	18-24"	4'
Leatherleaf Viburnum	Viburnum rhytidophyllum	26	5 Gal.	4'

Ornamental Grass				
Common Name	Scientific Name	Number	Size	Spacing
Maiden Grass	Miscanthus sinensis 'Gracillimus'	40	3 Gal.	3'

Perennials				
Common Name	Scientific Name	Number	Size	Spacing
Kim's Coneflower	Echinacea purp. 'Kim's Knee High'	6	1 Gal.	1.5'
Bodacious Return Daylily	Hemerocallis 'Bodacious Returns'	40	1 Gal.	1.5'
Banana Cream Daisy	Leucanthemum 'Banana Cream'	64	1 Gal.	1.5'
Eveline Veronica	Veronica longifolia 'Eveline'	40	1 Gal.	1.5'

General Construction Notes

1. EXISTING SITE INFORMATION SUPPLIED BY BEAZER HOMES, INDIANAPOLIS. ALL QUANTITIES AND DESIGN BASED UPON SAME.
2. BEFORE ANY EXCAVATION ON THE SITE. CALL FOR A LOCATE ON ANY EXISTING UTILITIES ON THE SITE. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE LOCATIONS OF ALL BURIED UTILITIES IN THE AREAS OF WORK BEFORE STARTING OPERATIONS. THE CONTRACTOR SHALL BE LIABLE FOR COST OF REPAIRING OR REPLACING ANY BURIED CONDUITS, CABLES OR PIPING DAMAGED DURING THE INSTALLATION OF THIS WORK.
3. PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS AND OTHER UTILITIES TO REMAIN FROM DAMAGE CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUTS AND OTHER HAZARDS CREATED BY SITE IMPROVEMENT OPERATIONS.
4. CAREFULLY MAINTAIN PRESENT GRADE AT BASE OF ALL EXISTING TREES TO REMAIN. PREVENT ANY DISTURBANCE OF EXISTING TREES. USE TREE PROTECTION BARRICADES WHERE INDICATED. PROTECT EXISTING TREES TO REMAIN IN PLACE AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, BRUISING OF BARK, SMOTHERING OF TREES BY STOCKPILING EXCAVATION AND CONSTRUCTION MATERIALS WITHIN THE DRIP LINE.
5. THE CONTRACTOR AT ALL TIMES SHALL KEEP THE PREMISES ON WHICH THE WORK IS BEING DONE, CLEAR OF RUBBISH AND DEBRIS.
6. ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
7. LAYOUT OF ALL NEW PATHWAYS, CURBS AND WALLS SHALL BE SMOOTH AND CONTINUOUS. KINKY ALIGNMENT OR ABRUPT CHANGES WILL NOT BE ACCEPTED. LANDSCAPE ARCHITECT WILL REVIEW STAKED-OUT LAYOUT AND FORMWORK BEFORE CONSTRUCTION CONTINUES.

Planting Notes

1. PLANT LOCATIONS SHALL BE STAKED BY THE CONTRACTOR AND REVIEWED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS COMMENCE. ADJUST AS REQUESTED TO AVOID UTILITY CONFLICTS.
2. NOTE THAT PLANT LIST QUANTITIES ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY. CONCTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO SUBMITTING THEIR BID FOR THIS PROJECT.
3. ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 STANDARDS. LANDSCAPE ARCHITECT PRESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING INDUSTRY STANDARDS.
4. PLANTING BEDS SHALL RECEIVE A 3" LAYER OF SHREDDED BARK MULCH.
5. SEED AND STRAW MULCH ALL LAWN AREAS DISTURBED DURING CONSTRUCTION, UNLESS NOTED OTHERWISE.

DATE	REVISIONS	BY

BEAZER HOMES

INDIANAPOLIS, IN

KEENELAND SUBDIVISION

ENTRANCE LANDSCAPE PLAN

HITTLE LANDSCAPING

SCALE	AS SHOWN
DATE	07/31/2012
DRAWN BY	MB
CHECKED BY	MB
SHEET NO.	

L-5