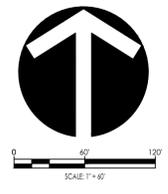
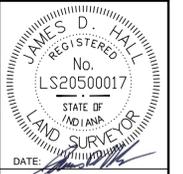


MAPLERIDGE OVERALL DEVELOPMENT PLAN

Part of the W 1/2 of the NE 1/4 of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana
(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)



- LEGEND**
- 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED TERRA FIRM #0113
 - 5/8" REBAR W/ ALUMINUM CAP STAMPED TERRA FIRM #0113
 - 4"x4"x36" CONCRETE MONUMENT, MARKED ON TOP W/ AN IRON OR COPPER DOWEL SET FLUSH WITH THE TOP OF THE MONUMENT, SCORED ON TOP W/ A CROSS
 - SIGN & LANDSCAPE EASEMENT
 - - - DRAINAGE & UTILITY EASEMENT
 - - - DRAINAGE EASEMENT
 - - - EXCLUSIVE SANITARY SEWER EASEMENT
 - - - L.E., M. & A.E. LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
 - - - FBSL FRONT BUILDING SETBACK LINE
 - - - PROPERTY ADDRESS
 - - - * LOW PRESSURE GRINDER LOT

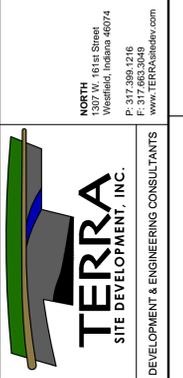
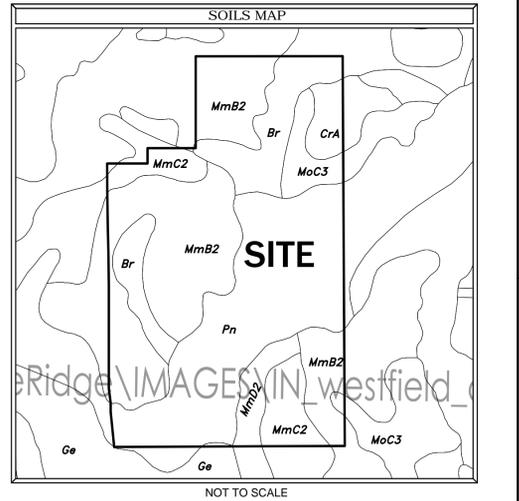
PRIMARY PLAT PREPARED BY:
James D. Hall
TERRA SITE DEVELOPMENT, INC.
WESTFIELD, INDIANA 46074

OWNER/DEVELOPER:
LANGSTON DEVELOPMENT, LLC
151st STREET & OAK ROAD
CARMEL, IN

CURVE DATA					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	250.00'	111.44'	110.51'	N76°59'44"E	25°32'20"
C2	250.00'	14.31'	14.30'	N62°35'12"E	3°16'44"
C3	450.00'	482.93'	480.09'	N30°12'10"E	61°29'20"
C4	300.00'	170.04'	167.78'	N12°48'53"W	32°28'33"
C5	300.00'	127.55'	126.60'	N15°36'13"E	24°21'40"
C6	200.00'	80.31'	79.77'	S14°16'12"E	23°00'29"
C7	200.00'	60.80'	60.57'	N11°28'29"W	17°25'04"

SEE SHEET P2 FOR LAND DESCRIPTION

TOTAL LOTS = 69
SITE = 59.466 Ac±
TOTAL COMMON AREA = 16.464 Ac±
TOTAL UNDEVELOPABLE C.A. = 8.35 Ac±
(Regulated drain, Flood Plain, Pipeline Esmt.)

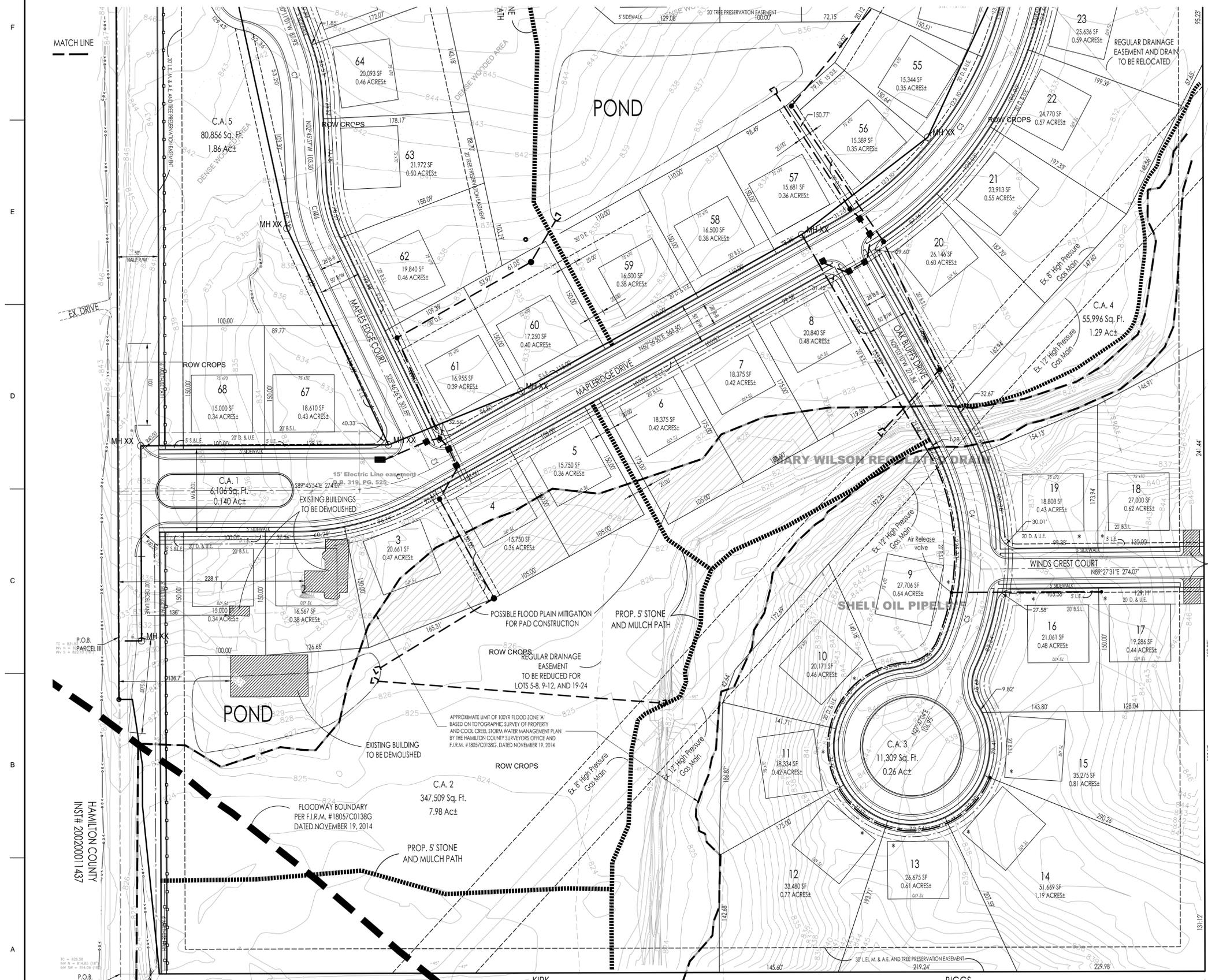


MAPLERIDGE
Langston Development, LLC
151st & Oak Road

REVISIONS:	DATE	BY	DESCRIPTION

DRAWING FILES:

DATE: February 20th, 2015
PROJECT NUMBER: 140827-1.001
DRAWN BY: RT CHECKED BY: JDH
SHEET TITLE: Overall Development Plan
SHEET #: DP1 of 2



STEVENS
INST# 2014045136
ZONING: AG-SF1
USE: RESIDENTIAL

KIRK
INST# 200400007066
ZONING: AG-SF1
USE: RESIDENTIAL

BIGGS
INST# 2013048945
ZONING: AG-SF1
USE: RESIDENTIAL

Plot Date: Feb 20, 2015 Plot Time: 12:18pm File Name: C:\Users\Rudy\Desktop\Westfield_Langston_140827-001_Mapleridge_Dropbox_140827-1.001_Base.dwg Layout: Overall Dev Plan 1 By: Rudy

MAPLERIDGE OVERALL DEVELOPMENT PLAN

Part of the W 1/2 of the NE 1/4 of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana

(Basis of Bearings: Indiana State Plain Coordinate System - East Zone)

ZONING: AG-SFI
USE: RESIDENTIAL



- LEGEND**
- 5/8" REBAR W/ YELLOW PLASTIC CAP STAMPED
TERRA FIRM #0113"
 - 5/8" REBAR W/ ALUMINUM CAP STAMPED
TERRA FIRM #0113"
 - 4"x4"x36" CONCRETE MONUMENT, MARKED ON
TOP W/ AN IRON OR COPPER DOWEL SET FLUSH
WITH THE TOP OF THE MONUMENT, SCORED ON
TOP W/ A CROSS
 - S & L.E. SIGN & LANDSCAPE EASEMENT
 - D & U.E. DRAINAGE & UTILITY EASEMENT
 - D.E. DRAINAGE EASEMENT
 - S.E. EXCLUSIVE SANITARY SEWER EASEMENT
 - L.E., M. & A.E. LANDSCAPE, MAINTENANCE & ACCESS EASEMENT
 - FBSL FRONT BUILDING SETBACK LINE
 - PROPERTY ADDRESS
 - * LOW PRESSURE GRINDER LOT

LAND DESCRIPTION:

PARCEL I
Part of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:

Beginning on the West line of the Northeast Quarter of Section 18, Township 18 North, Range 4 East 495.00 feet North 00 degrees 23 minutes 13 seconds West (assuming bearing) from the Southwest corner of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 411.11 feet; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 seconds East 518.57 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West on said West line 237.89 feet; thence South 89 degrees 19 minutes 58 seconds East 500.20 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 1269.40 feet to the North line of said Northeast Quarter; thence North 89 degrees 41 minutes 11 seconds East on said North line 832.87 feet to the East line of the West Half of said Northeast Quarter; thence South 00 degrees 16 minutes 27 seconds East on said East line 2162.38 feet to a point 834.20 feet South of the Northwest corner of the Southeast Quarter of said Northeast Quarter; thence South 89 degrees 42 minutes 36 seconds West 1328.73 feet to the place of beginning, containing 48.4533 acres more or less.

PARCEL II
Commence at a point seventeen and one-half (17 1/2) rods South of the Northwest corner of the Northeast Quarter of Section eighteen (18) Township eighteen (18) North, Range four (4) East and run East thirty (30) rods, South fifty-eight and one-half (58 1/2) rods, West thirty (30) rods, North fifty-eight and one-half (58 1/2) rods to the place of beginning, containing eleven (11) acres more or less.

EXCEPT THEREFROM:
Commencing at the Northwest corner of the Northeast Quarter of Section 18, Township 18 North, Range 4 East; thence South 00 degrees 23 minutes 13 seconds East (assumed bearing) 288.75 feet on and along the West line of said Northeast Quarter to the point of beginning of this description, said point being the Northwest corner of an 11.00 acre, more or less, tract of real estate described in Instrument Number 20003774 in the Records of Hamilton County, Indiana; thence North 89 degrees 41 minutes 11 seconds East 495.00 feet parallel with the North line of said Northeast Quarter to the Northeast corner of said 11.00 acre tract of real estate; thence South 00 degrees 23 minutes 13 seconds East 225.18 feet on and along the East line of said 11.00 acre tract of real estate and parallel with the West line of said Northeast Quarter; thence South 89 degrees 36 minutes 47 seconds West 269.50 feet; thence South 00 degrees 23 minutes 13 seconds East 84.74 feet parallel with the West line of said Northeast Quarter; thence South 89 degrees 41 minutes 11 seconds West 225.50 feet to the West line of said Northeast Quarter; thence North 00 degrees 23 minutes 13 seconds West 310.26 feet on and along the West line of the Northeast Quarter to the point of beginning, containing 3.0 acres more or less.

PARCEL III
Part of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East in Hamilton County, Indiana, described as follows:

Beginning on the West line of the West Half of the Northeast Quarter of Section 18, Township 18 North, Range 4 East, 906.11 feet North 00 degrees 23 minutes 13 seconds West (assuming bearing) from the Southwest corner of said Northeast Quarter; thence North 89 degrees 42 minutes 36 seconds East 518.57 feet; thence North 00 degrees 23 minutes 13 seconds West parallel with said West line 252.00 feet; thence South 89 degrees 42 minutes 36 seconds West 518.57 feet to the West line of said Northeast Quarter; thence South 00 degrees 23 minutes 13 seconds East on said West line 252.00 feet to the place of beginning, containing 3.00 acres, more or less.

Parcels I, II and III with exceptions as noted total 59.45 acres, more or less.

TERRA
SITE DEVELOPMENT, INC.
DEVELOPMENT & ENGINEERING CONSULTANTS

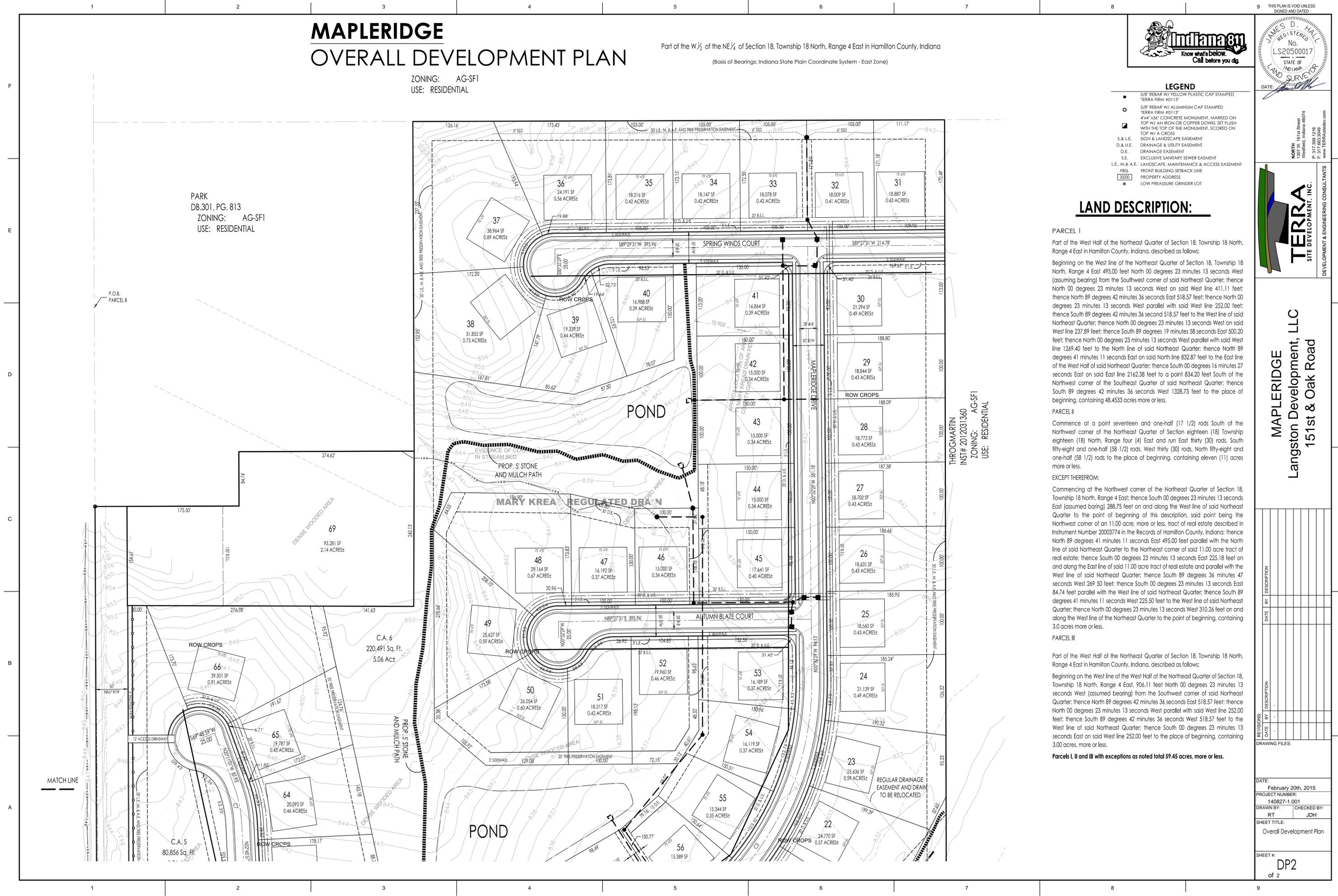
1307 W. 101st Street
Westfield, Indiana 46074
P: 317.398.1216
F: 317.663.3049
www.TERRAdev.com

MAPLERIDGE
Langston Development, LLC
151st & Oak Road

REVISIONS:	DATE	BY	DESCRIPTION

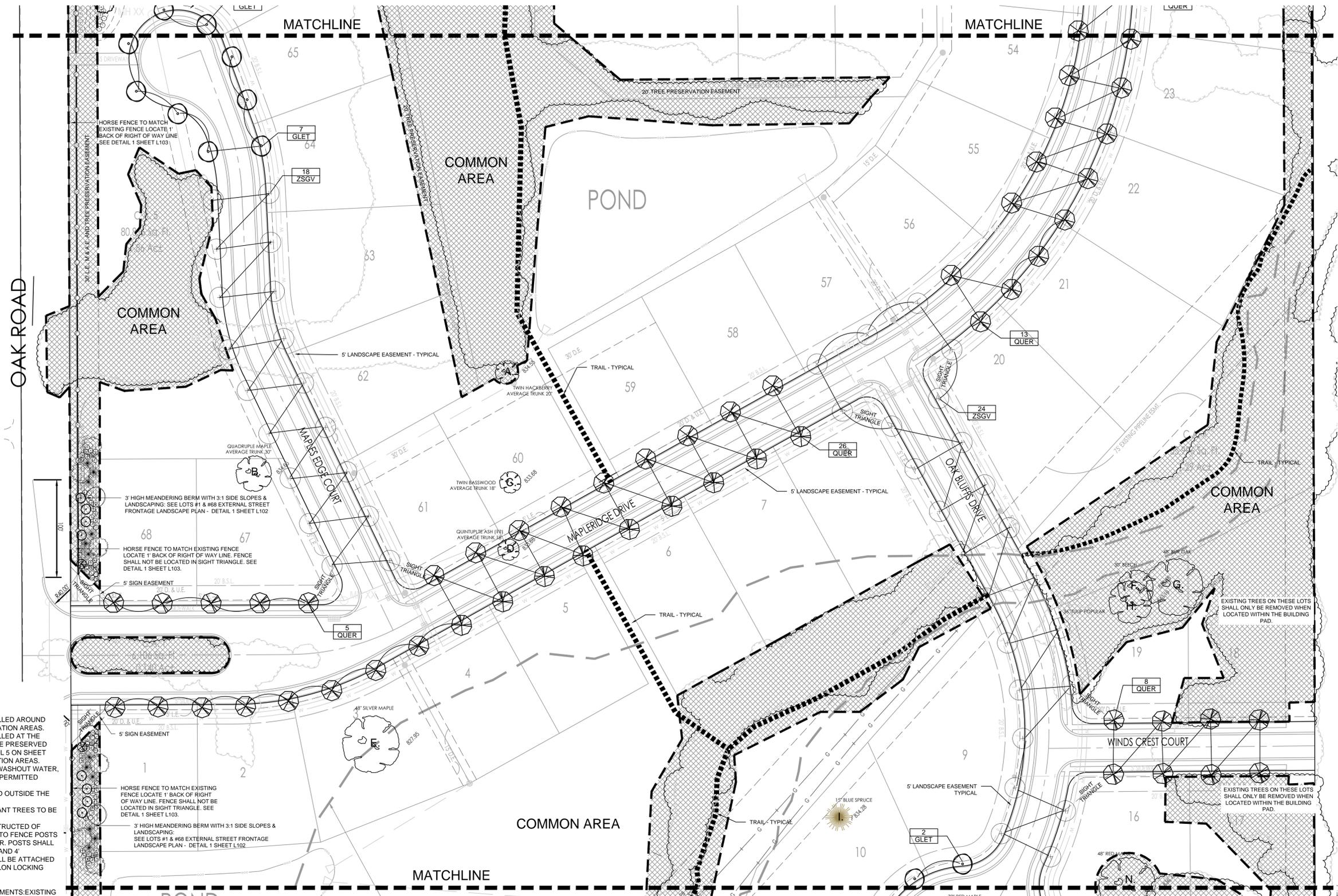
DRAWING FILES:

DATE: February 20th, 2015
PROJECT NUMBER: 140827-1.001
DRAWN BY: RT
CHECKED BY: JDH
SHEET TITLE: Overall Development Plan
SHEET #: DP2
of 2

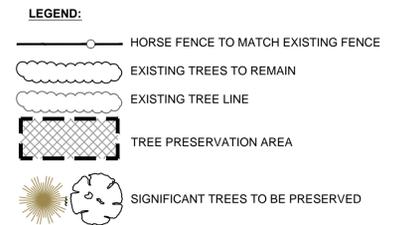


File Name: C:\Users\Rudy\Desktop\Dropbox_140827\001_Mapleridge_Westfield_Langston\Civil\Plans\140827-1.001 Base.dwg. Layout: Overall Dev Plan 2
Plot Date: Feb 20, 2015
Plot Time: 12:16pm

This PLAN IS VOID UNLESS SIGNED AND DATED



- NOTES:**
- TREE PRESERVATION:**
 - TREE PRESERVATION FENCING SHALL BE INSTALLED AROUND THE ENTIRE PERIMETER OF ALL TREE PRESERVATION AREAS.
 - TREE PRESERVATION FENCING SHALL BE INSTALLED AT THE DRILLLINE AROUND ALL SIGNIFICANT TREES TO BE PRESERVED (AS LOCATED ON THE PLAN AND LISTED IN DETAIL 5 ON SHEET L103) THAT ARE OUTSIDE OF THE TREE PROTECTION AREAS.
 - NO DISTURBANCE, MATERIAL STORAGE, SPOIL, WASHOUT WATER, WASTE, EXCESS SOIL OR EQUIPMENT SHALL BE PERMITTED WITHIN THE TREE PROTECTION AREAS.
 - ALL UNDERGROUND UTILITIES SHALL BE ROUTED OUTSIDE THE TREE PROTECTION AREAS.
 - SEE DETAIL 5 SHEET L103 FOR LIST OF SIGNIFICANT TREES TO BE PRESERVED.
 - TREE PRESERVATION FENCING SHALL BE CONSTRUCTED OF ORANGE SNOW FENCING SECURELY FASTENED TO FENCE POSTS SPACED A MAXIMUM OF FIVE (5) FEET ON CENTER. POSTS SHALL BE 6' IN LENGTH WITH 2' SET INTO THE GROUND AND 4' EXTENDING ABOVE GROUND. THE FENCING SHALL BE ATTACHED TO THE POSTS WITH A MINIMUM OF FOUR (4) NYLON LOCKING TIES EVENLY SPACED AT EACH POST.
 - OPEN SPACE/Common Area Landscape Requirements:** EXISTING TREES PRESERVED WITHIN THE COMMON AREAS MEETS OR EXCEEDS THE OPEN SPACE/Common Area LANDSCAPING REQUIREMENT. OWNER SEEKS CREDIT FOR EXISTING TREES PRESERVED.
 - ALL DISTURBED AREAS SHALL BE SEED.
 - LOCATIONS OF ALL TREES SHALL BE STAKED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANTING.
 - IF DISCREPANCIES ARE FOUND BETWEEN PLANS AND ACTUAL FIELD CONDITIONS, NOTIFY OWNER'S REPRESENTATIVE IMMEDIATELY FOR DECISION PRIOR TO COMMENCEMENT OF ANY WORK.
 - REFER TO SHEET L103 FOR PLANT SCHEDULE AND PLANTING DETAILS.
 - INDIVIDUAL LOT LANDSCAPING WILL BE SUBMITTED WITH EACH BUILDING PERMIT. ALL LOTS OVER 8,000 SF WILL BE REQUIRED TO HAVE 4 SHADE TREES, 2 ORNAMENTAL TREES AND 4 SHRUBS.



DATE: _____

NORTH
1307 W. 161st Street
Westfield, Indiana 46074
P: 317.399.1216
F: 317.663.3049
www.terraconsultants.com

TERRA
SITE DEVELOPMENT, INC.
DEVELOPMENT & ENGINEERING CONSULTANTS

MAPLERIDGE
Langston Development, LLC
151st & Oak Road

REVISIONS	DATE	BY	DESCRIPTION

DRAWING FILES: _____

DATE: February 20, 2015
PROJECT NUMBER: 140827-1.001
DRAWN BY: RAF CHECKED BY: RAF
SHEET TITLE: LANDSCAPE PLAN
SHEET #: L101
of 4



FISCHER
DESIGN, LLC
5085 East State Road 32, Lebanon, Indiana 46052
p: 317.910.8164 | e: fischerdesign@fids.net | www.fischerdesignllc.com

