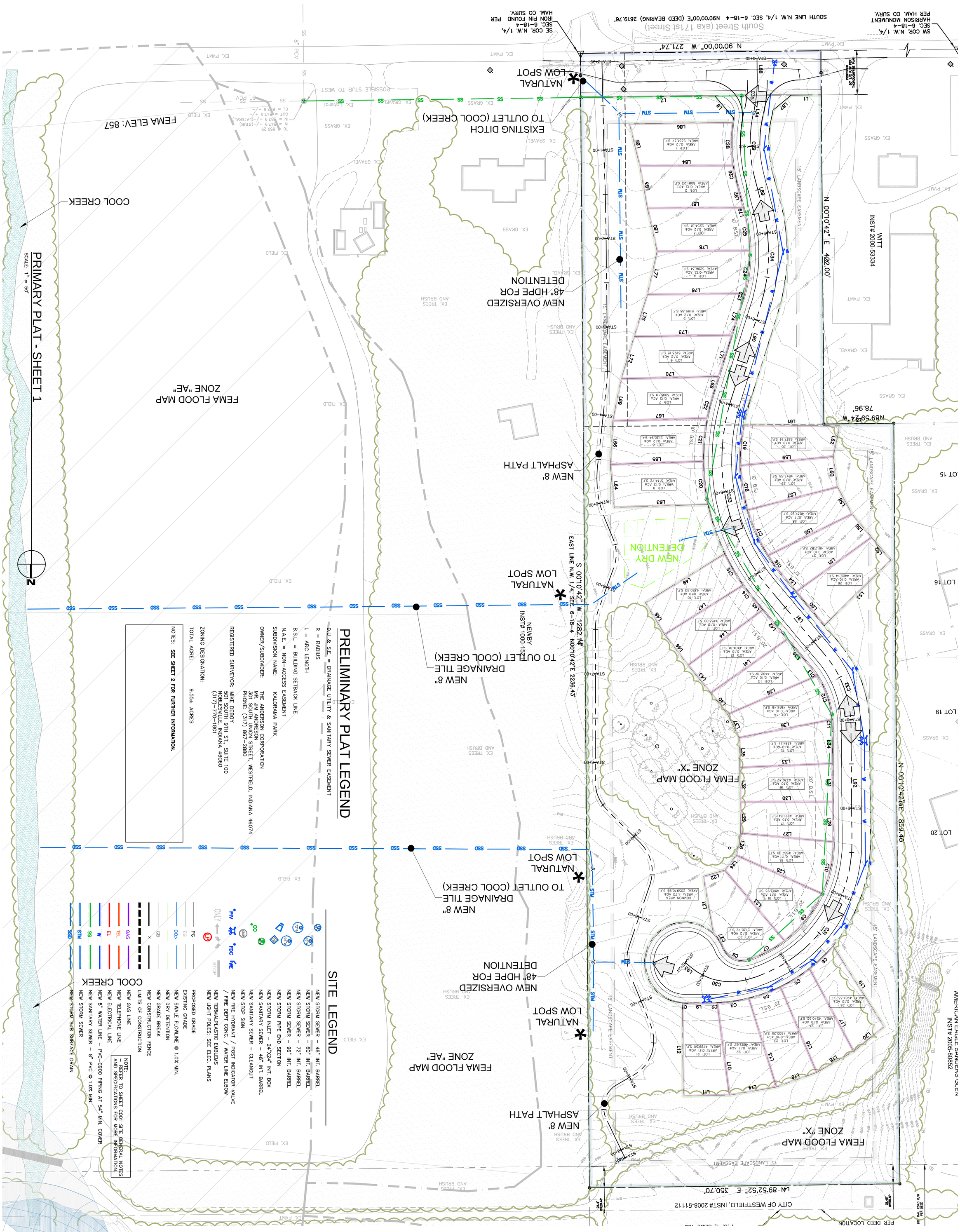
PLOT 11X17
HALF SIZE

FULL SIZE
PLOT 24X36



01

PROJECT NO.: 2012-0030
DRAWN: RCB CHECKED BY: MLD
SCALE: 1" = 50' DATE: 12-10-2012
DESIGNED: RCB APPROVED: MLD

©2012 (DLDS) DeBoy Land Development Services, Inc.

CLIENT NAME:
THE ANDERSON CORPORATION
MR. JIM ANDRESON
301 SOUTH UNION STREET
WESTFIELD, INDIANA 46074
PHONE: (317) 867-2880
FAX: (317) 867-2888

KALORAMA PARK

2432 SOUTH STREET, WESTFIELD, INDIANA

CITY SUBMITTAL

PRIMARY PLAT - SHEET 1

DESCRIPTION	DATE
CITY SUBMITTAL	1-4-2013

STAMPED BY:

PREPARED BY:

DLDS
DEBOY LAND DEVELOPMENT SERVICES
Designers Engineers Surveyors
501 S. 9th Street, Suite 100, Noblesville, IN, 46060
Phone: 317.770.1801 Fax: 317.770.1821
Toll Free: 1.888.801.8555

PROJECT: F:\2012\2012-0030 - Westfield Project - Anderson Corporation\ENGINEERING\DRAWINGS
DWG: _ANTIL-PLAT.dwg
PLOTTED BY: RC BERGER
DATE: Friday, January 04, 2013 9:43:22 AM

KALORAMA PARK

2432 SOUTH STREET, WESTFIELD, INDIANA

CITY SUBMITTAL

PRIMARY PLAT - SHEET 2

PREPARED BY:

DLDS
DEBOY LAND DEVELOPMENT SERVICES
Designers Engineers Surveyors
501 S. 9th Street, Suite 100, Noblesville, IN, 46060
Phone: 317.770.1801 Fax: 317.770.1821
Toll Free: 1.888.801.8555

STAMPED BY:

DATE	DESCRIPTION
1-4-2013	CITY SUBMITTAL

CLIENT NAME:
THE ANDERSON CORPORATION
MR. JIM ANDRESON
301 SOUTH UNION STREET
WESTFIELD, INDIANA 46074
PHONE: (317) 867-2880
FAX: (317) 867-2888

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DESIGNED: RCB APPROVED: MLD
DRAWN: RCB CHECKED BY: MLD
SCALE: ######## DATE: 12-10-2012
PROJECT NO.: 2012-0030

02

PROJECT: F:\2012\2012-0030 - Westfield Project - Anderson Corporation\ENGINEERING\DRAWINGS
DWG: _NUTIL-PLAT.dwg
PLOTTED BY: RC BERGER
DATE: Friday, January 04, 2013 9:43:32 AM

PARCEL LINE AND CURVE SEGMENTS

SEGMENT	LENGTH	BEARING / DELTA	RADIUS
C1	4.18	5.21	45.95
C2	6.27	1.99	181.00
C3	36.20	11.46	181.00
C4	38.02	12.03	181.00
C5	38.85	12.30	181.00
C6	37.22	11.78	181.00
C7	45.82	18.89	139.00
C8	35.38	85.95	23.58
C9	68.75	28.34	139.00
C10	60.46	24.92	139.00
C11	6.47	3.59	103.20
C12	52.94	29.39	103.20
C13	11.86	6.58	103.20
C14	20.69	4.82	246.00
C15	41.41	9.65	246.00
C16	28.18	7.91	204.00
C17	56.70	15.92	204.00
C18	51.00	14.33	204.00
C19	46.09	12.95	204.00
C20	49.08	11.43	246.00

PARCEL LINE AND CURVE SEGMENTS

SEGMENT	LENGTH	BEARING / DELTA	RADIUS
C21	49.08	11.43	246.00
C22	27.70	6.45	246.00
C23	7.94	2.54	179.00
C24	49.15	15.73	179.00
C25	44.26	14.17	179.00
C26	19.00	6.37	171.00
C27	20.22	25.21	45.95
C28	49.17	16.47	171.00
L1	34.06	S89° 21' 50"W	
L2	372.00	N0° 27' 28"W	
L3	78.96	S89° 22' 26"W	
L4	350.70	N89° 14' 42"E	
L5	1232.14	S0° 27' 28"E	
L6	859.40	N0° 27' 28"W	
L7	151.76	S89° 21' 50"W	
L8	32.23	S40° 30' 53"E	
L9	29.10	S89° 33' 29"W	
L10	105.27	N7° 35' 40"W	
L11	52.12	N88° 52' 33"E	
L12	105.13	S0° 43' 54"E	

PARCEL LINE AND CURVE SEGMENTS

SEGMENT	LENGTH	BEARING / DELTA	RADIUS
L13	105.12	N17° 20' 34"W	
L14	53.98	N80° 15' 28"E	
L15	105.09	N22° 58' 30"W	
L16	48.27	N70° 00' 06"E	
L17	106.03	N28° 10' 42"W	
L18	48.23	N60° 19' 26"E	
L19	108.19	N32° 24' 13"W	
L20	44.49	N51° 01' 35"E	
L21	64.99	S10° 07' 22"E	
L22	25.37	S73° 56' 25"W	
L23	104.75	N40° 21' 35"W	
L24	21.37	S37° 05' 05"W	
L25	106.79	N65° 50' 32"W	
L26	25.24	S11° 01' 20"W	
L27	105.54	N84° 40' 14"W	
L28	45.22	N0° 27' 28"W	
L29	35.19	S0° 25' 35"E	
L30	104.98	S89° 52' 39"W	
L31	43.48	N0° 27' 28"W	
L32	39.12	S0° 29' 09"E	

PARCEL LINE AND CURVE SEGMENTS

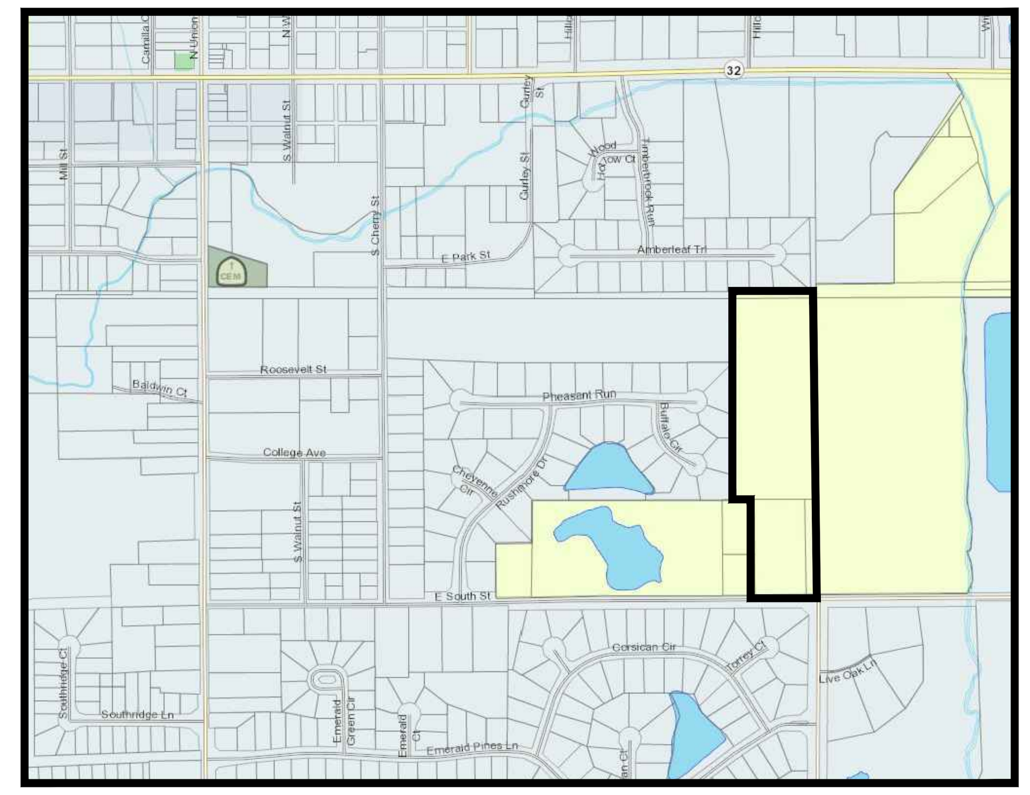
SEGMENT	LENGTH	BEARING / DELTA	RADIUS
L33	105.07	S87° 30' 02"W	
L34	43.11	N0° 27' 28"W	
L35	33.62	S1° 27' 33"E	
L36	107.21	S78° 57' 10"W	
L37	29.31	S26° 15' 15"E	
L38	110.44	S66° 36' 39"W	
L39	41.53	N40° 01' 24"W	
L40	30.89	S38° 10' 27"E	
L41	105.89	S54° 55' 02"W	
L42	43.23	N40° 01' 24"W	
L43	40.41	S39° 25' 39"E	
L44	105.27	S53° 24' 14"W	
L45	15.00	N40° 01' 24"W	
L46	43.78	S37° 16' 18"E	
L47	104.84	S57° 50' 55"W	
L48	42.04	S31° 13' 18"E	
L49	105.43	S58° 13' 26"W	
L50	49.75	S40° 01' 24"E	
L51	105.27	S54° 03' 38"W	
L52	34.10	N40° 01' 24"W	

PARCEL LINE AND CURVE SEGMENTS

SEGMENT	LENGTH	BEARING / DELTA	RADIUS
L53	105.32	N45° 32' 18"E	
L54	23.66	S40° 01' 24"E	
L55	106.11	S63° 38' 41"W	
L56	34.17	N39° 56' 47"W	
L57	105.11	S75° 39' 00"W	
L58	34.63	N28° 12' 23"W	
L59	105.46	S84° 25' 51"W	
L60	34.77	N8° 01' 18"W	
L61	108.49	N89° 34' 03"W	
L62	35.54	N11° 43' 54"E	
L63	106.15	N88° 12' 03"E	
L64	48.85	S4° 51' 58"E	
L65	105.02	S88° 09' 33"W	
L66	49.18	S3° 08' 28"W	
L67	106.80	S88° 21' 19"W	
L68	21.33	N17° 25' 10"E	
L69	48.52	S11° 07' 18"W	
L70	110.60	S88° 37' 41"W	
L71	49.00	N17° 25' 10"E	
L72	49.96	S17° 05' 07"W	

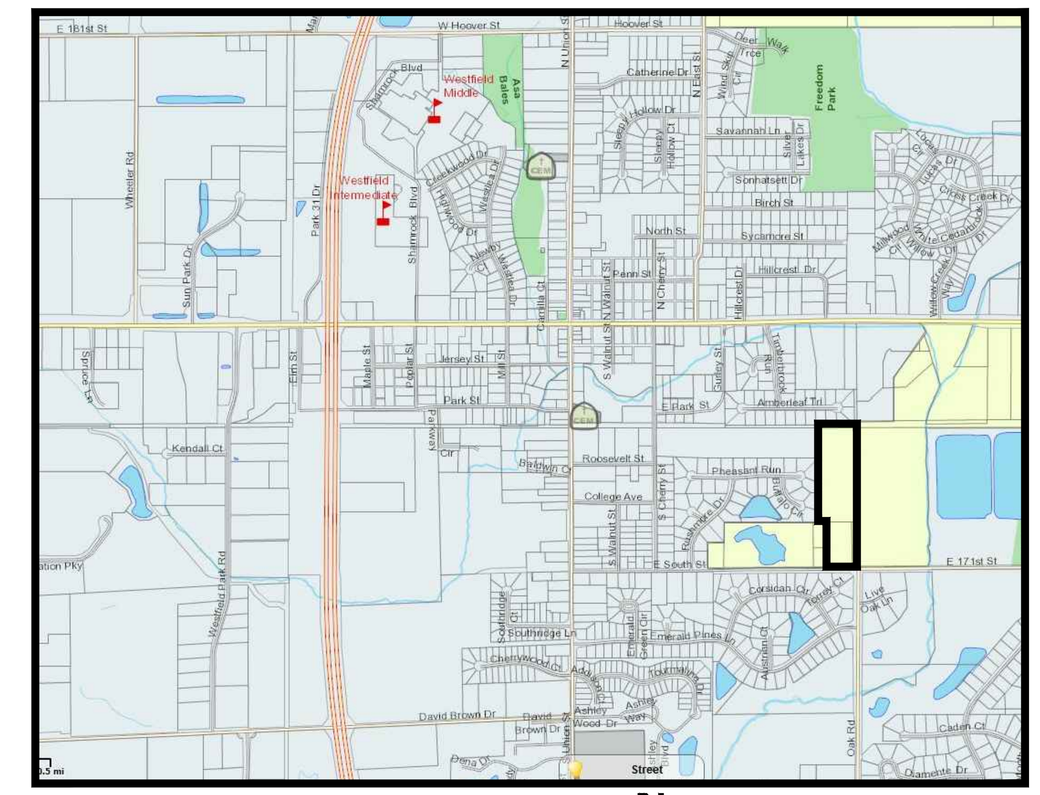
PARCEL LINE AND CURVE SEGMENTS

SEGMENT	LENGTH	BEARING / DELTA	RADIUS
L73	110.58	S89° 08' 46"W	
L74	41.06	N17° 25' 10"E	
L75	49.99	S17° 25' 10"W	
L76	110.10	S89° 36' 22"W	
L77	50.00	S12° 47' 45"W	
L78	105.01	S89° 39' 09"W	
L79	4.92	N15° 01' 23"W	
L80	50.04	S12° 41' 59"E	
L81	108.63	S89° 50' 22"W	
L82	29.85	N15° 01' 23"W	
L83	48.51	S10° 23' 09"E	
L84	105.74	S89° 59' 42"W	
L85	49.10	S13° 40' 31"E	
L86	117.00	S89° 21' 50"W	
L87	26.57	S50° 06' 44"W	



SITE LOCATION MAP
SCALE: NTS

N



SITE VICINITY MAP
SCALE: NTS

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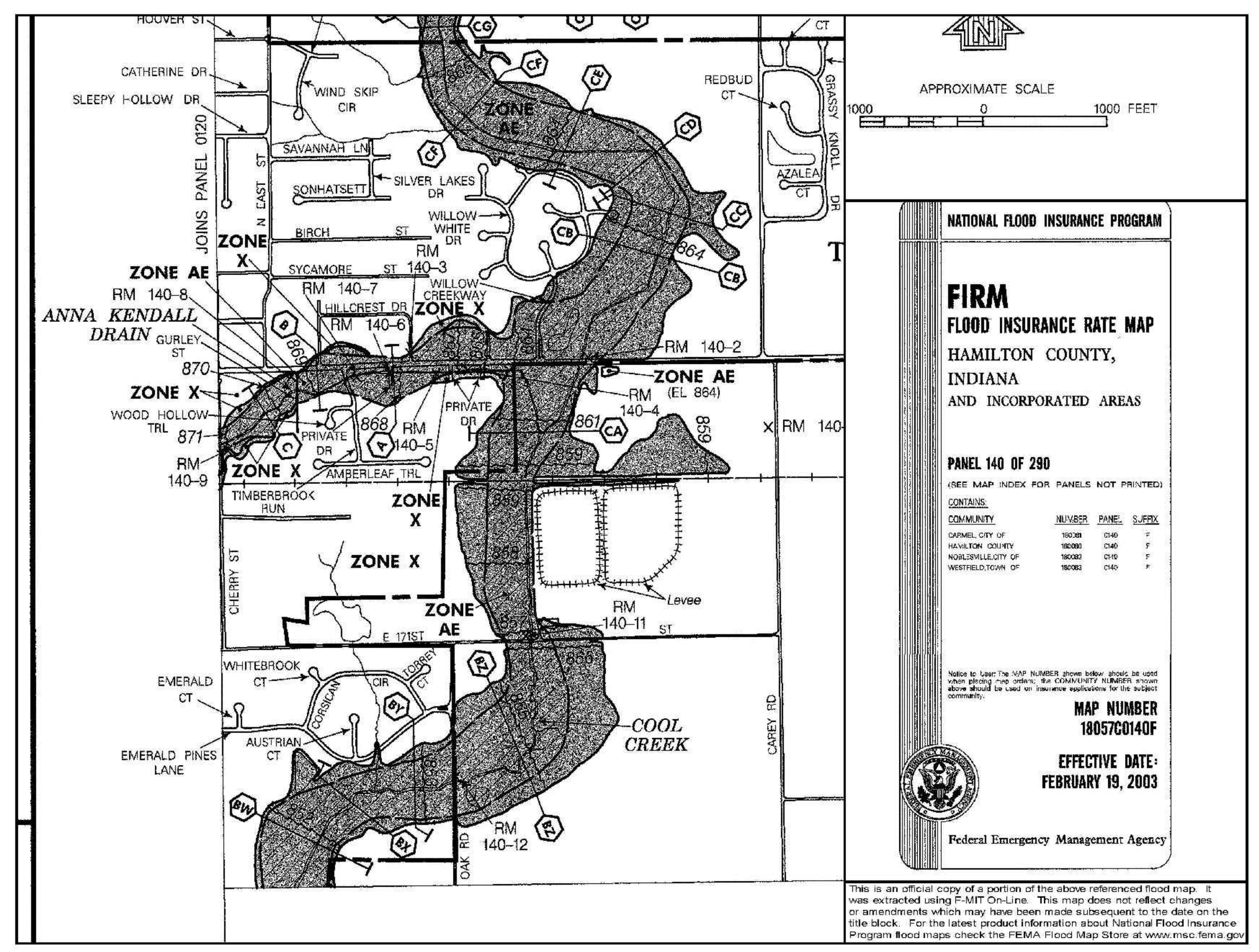


PRELIMINARY PLAT LEGEND

D.U & S.E. = DRAINAGE UTILITY & SANITARY SEWER EASEMENT

R = RADIUS

L = ARC LENGTH

B.S.L. = BUILDING SETBACK LINE

N.A.E. = NON-ACCESS EASEMENT

SUBDIVISION NAME: KALORAMA PARK

OWNER/SUBDIVIDER: THE ANDERSON CORPORATION
MR. JIM ANDRESON
301 SOUTH UNION STREET, WESTFIELD, INDIANA 46074
PHONE: (317) 867-2880

REGISTERED SURVEYOR: MIKE DEBOY
501 SOUTH 9TH ST., SUITE 100
NOBLESVILLE, INDIANA 46060
(317)-770-1801

ZONING DESIGNATION:

TOTAL ACRE: 9.55± ACRES

NOTES: **SEE SHEET 1 FOR FURTHER INFORMATION.**

SITE LEGEND

NEW STORM SEWER – 48" INT. BARREL
NEW STORM SEWER – 60" INT. BARREL
NEW STORM SEWER – 72" INT. BARREL
NEW STORM SEWER – 96" INT. BARREL
NEW STORM PIPE END SECTION
NEW STORM INLET – 24"X24" INT. BOX
NEW SANITARY SEWER – 48" INT. BARREL
NEW SANITARY SEWER – CLEANOUT
NEW STOP SIGN
NEW FIRE HYDRANT / POST INDICATOR VALVE / FIRE DEPT CONC. / WATER LINE ELBOW
NEW TERMALPLASTIC EMBLEMS
NEW LIGHT POLES; SEE ELEC. PLANS

PG — PROPOSED GRADE
EG — EXISTING GRADE
OO> — NEW SWALE FLOWLINE @ 1.0% MIN.
NEW DRY DETENTION
GB — NEW GRADE BREAK
X — NEW CONSTRUCTION FENCE
LIMITS OF CONSTRUCTION
GAS — NEW GAS LINE
TEL — NEW TELEPHONE LINE
EL — NEW ELECTRICAL LINE
W — NEW 8" WATER LINE – PVC–C900 PIPING AT 54" MIN. COVER
SS — NEW SANITARY SEWER – 8" PVC @ 1.0% MIN.
STM — NEW STORM SEWER
SSD — NEW STORM SUB SURFACE DRAIN

NOTE:
– REFER TO SHEET C001 SITE GENERAL NOTES AND SPECIFICATIONS FOR MORE INFORMATION.

LEGAL DESCRPTION

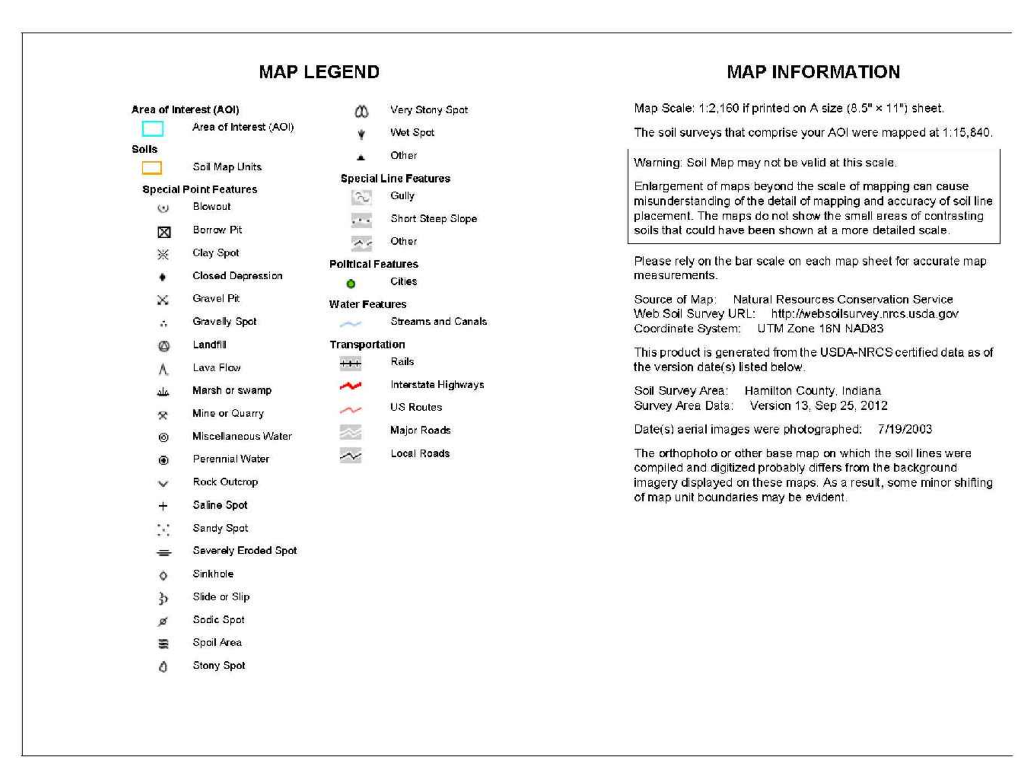
PROJECT DESCRIPTION OF KALORAMA PARK

KALORAMA PARK WITH BE A THIRTY (30) LOT SUBDIVISION OF SINGLE FAMILY HOMES SERVED BY PUBLIC UTILITIES ALONG A PRIVATE STREET WITH ONE (1) ENTRANCE ONTO SOUTH (171ST) STREET. THE INTENT IS TO MINIMIZE THE IMPACT UPON THE ENVIRONMENT BY CONTAINING STORM WATER DETENTION WITHIN THE ACCESS AREA AND MAINTAINING THE EXISTING TRESS AND VEGETATION AS A BENEFIT TO THIS DEVELOPMENT. IN ADDITION, THE EXISTING ACCESS ALONG THE EASTERLY PORTION OF THE DEVELOPMENT WILL BE MAINTAINED A TRAIL THAT WILL CONTINUED NORTHERLY TO THE EXISTING MIDLAND TRACE TRAIL.

Soil Map—Hamilton County, Indiana

Natural Resources Conservation Service
Web Soil Survey
National Cooperative Soil Survey
1/2/2013
Page 1 of 3

Soil Map—Hamilton County, Indiana



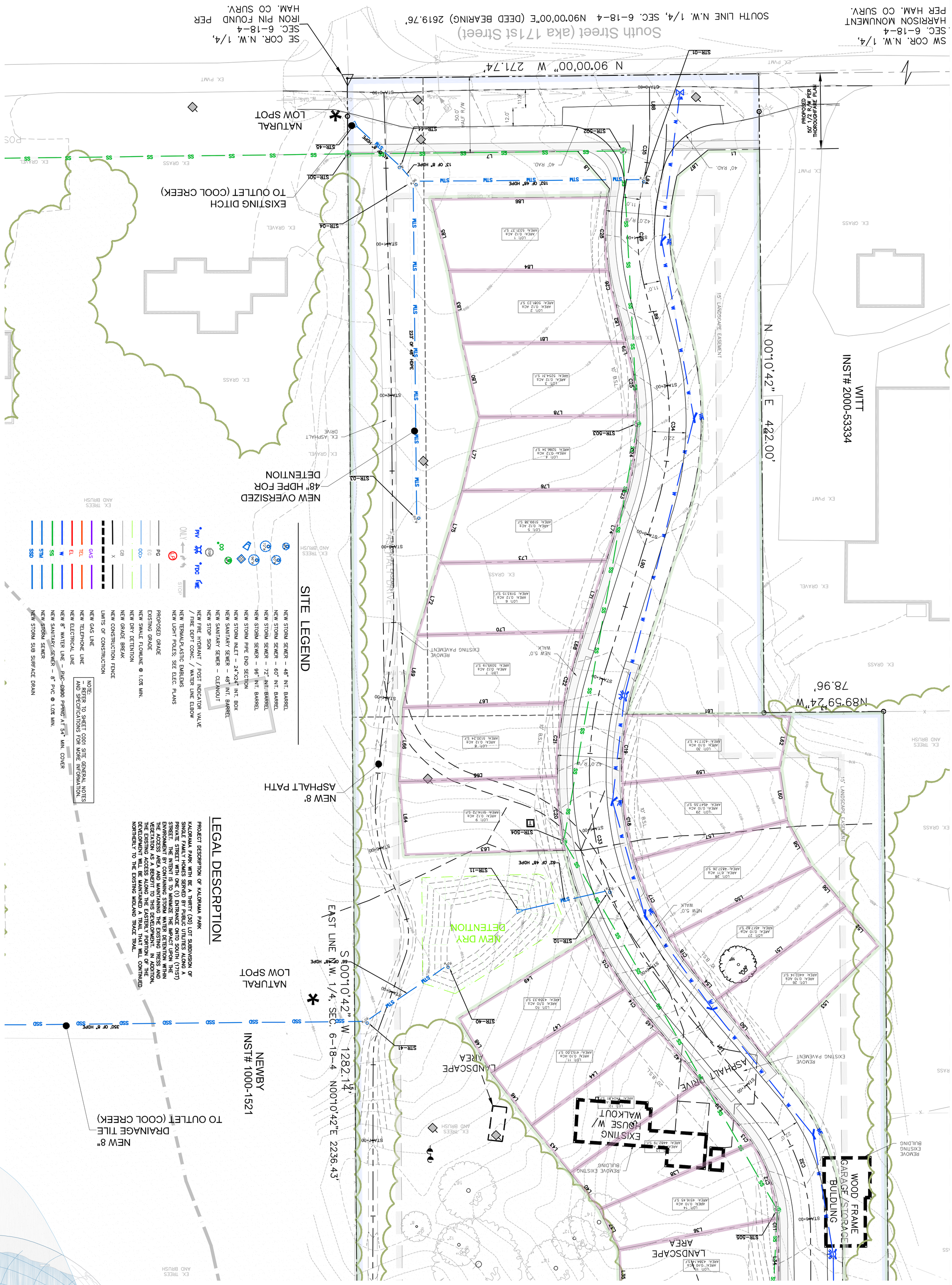
Natural Resources Conservation Service
Web Soil Survey
National Cooperative Soil Survey
1/2/2013
Page 2 of 3

PLOT 24X36 FULL SIZE

PLOT 11X17 HALF SIZE

PLOT 11X17
HALF SIZE

FULL SIZE
PLOT 24X36



SITE LEGEND

- NEW STORM SEWER – 48" INT. BARREL
- NEW STORM SEWER – 60" INT. BARREL
- NEW STORM SEWER – 72" INT. BARREL
- NEW STORM SEWER – 96" INT. BARREL
- NEW STORM PIPE END SECTION
- NEW STORM INLET – 24"X24" INT. BOX
- NEW SANITARY SEWER – 48" INT. BARREL
- NEW SANITARY SEWER – CLEANOUT
- NEW STOP SIGN
- NEW FIRE HYDRANT / POST INDICATOR VALVE / FIRE DEPT CONC. / WATER LINE ELBOW
- NEW TERMALPLASTIC EMBLEMS
- NEW LIGHT POLES; SEE ELEC. PLANS
- PROPOSED GRADE
- EXISTING GRADE
- NEW SWALE FLOWLINE @ 1.0% MIN.
- NEW DRY DETENTION
- NEW GRADE BREAK
- NEW CONSTRUCTION FENCE
- LIMITS OF CONSTRUCTION
- NEW GAS LINE
- NEW TELEPHONE LINE
- NEW ELECTRICAL LINE
- NEW 8" WATER LINE – PVC-C900 PIPING AT 54" MIN. COVER
- NEW SANITARY SEWER – 8" PVC @ 1.0% MIN.
- NEW STORM SEWER
- NEW STORM SUB SURFACE DRAIN

NOTE:
– REFER TO SHEET C001 SITE GENERAL NOTES AND SPECIFICATIONS FOR MORE INFORMATION.

LEGAL DESCRIPTION

PROJECT DESCRIPTION OF KALORAMA PARK

KALORAMA PARK WITH BE A THIRTY (30) LOT SUBDIVISION OF SINGLE FAMILY HOMES SERVED BY PUBLIC UTILITIES ALONG A PRIVATE STREET WITH ONE (1) ENTRANCE ONTO SOUTH (171ST) STREET. THE INTENT IS TO MINIMIZE THE IMPACT UPON THE ENVIRONMENT BY CONTAINING STORM WATER DETENTION WITHIN THE ACCESS AREA AND MAINTAINING THE EXISTING TRESS AND VEGETATION AS A BENEFIT TO THIS DEVELOPMENT. IN ADDITION, THE EXISTING ACCESS ALONG THE EASTERLY PORTION OF THE DEVELOPMENT WILL BE MAINTAINED A TRAIL THAT WILL CONTINUED NORTHERLY TO THE EXISTING MIDLAND TRACE TRAIL.

SCALE: 1" = 30'

N

CLIENT NAME:
THE ANDERSON CORPORATION
MR. JIM ANDRESON
301 SOUTH UNION STREET
WESTFIELD, INDIANA 46074
PHONE: (317) 867-2880
FAX: (317) 867-2888

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DESIGNED: RCB APPROVED: MLD
DRAWN: RCB CHECKED BY: MLD
SCALE: 1" = 30' DATE: 12-10-2012
PROJECT NO.: 2012-0030

01

KALORAMA PARK

2432 SOUTH STREET, WESTFIELD, INDIANA

CITY SUBMITTAL

SITE DEVELOPMENT PLAN - AREA A

DATE	DESCRIPTION
1-4-2013	CITY SUBMITTAL

STAMPED BY:

PREPARED BY:

DLDS
DEBOY LAND DEVELOPMENT SERVICES
Designers Engineers Surveyors
501 S. 9th Street, Suite 100, Noblesville, IN, 46060
Phone: 317.770.1801 Fax: 317.770.1821
Toll Free: 1.888.801.8555

PROJECT: P:\2012\2012-0030 - Westfield Project - Anderson Corporation\ENGINEERING\DRAWINGS
DWG: KALTITL_PLAT.dwg
PLOTTED BY: RC BERGER
DATE: Friday, January 04, 2013 9:43:46 AM

PLOT 11X17
HALF SIZE
FULL SIZE
PLOT 24X36

SITE DEVELOPMENT PLAN - AREA B

SCALE: 1" = 30'

SITE LEGEND

- NEW STORM SEWER – 48" INT. BARREL
- NEW STORM SEWER – 60" INT. BARREL
- NEW STORM SEWER – 72" INT. BARREL
- NEW STORM SEWER – 96" INT. BARREL
- NEW STORM PIPE END SECTION
- NEW STORM INLET – 24"X24" INT. BOX
- NEW SANITARY SEWER – 48" INT. BARREL
- NEW SANITARY SEWER – CLEANOUT
- NEW STOP SIGN
- NEW FIRE HYDRANT / POST INDICATOR VALVE / FIRE DEPT CONC. / WATER LINE ELBOW
- NEW TERMALPLASTIC EMBLEMS
- NEW LIGHT POLES; SEE ELEC. PLANS
- PROPOSED GRADE
- EXISTING GRADE
- NEW SWALE FLOWLINE @ 1.0% MIN.
- NEW DRY DETENTION
- NEW GRADE BREAK
- NEW CONSTRUCTION FENCE
- LIMITS OF CONSTRUCTION
- NEW GAS LINE
- NEW TELEPHONE LINE
- NEW ELECTRICAL LINE
- NEW 8" WATER LINE – PVC-C900 PIPING AT 54" MIN. COVER
- NEW SANITARY SEWER – 8" PVC @ 1.0% MIN.
- NEW STORM SEWER
- NEW STORM SUB SURFACE DRAIN

NOTE:
– REFER TO SHEET C001 SITE GENERAL NOTES AND SPECIFICATIONS FOR MORE INFORMATION.

S00°10'42"W 1282.14'
EAST LINE N.W. 1/4, SEC. 6–18–4 N00°10'42"E 2236.43'

N 00°10'42" E 859.40'

N 89°52'52" E 350.70'

SOUTH LINE OF TIMBERBROOK RUN III
P.C. 1, SLIDE 133

CENTER LINE OF RAILROAD
PER DEED LOCATION

CITY OF WESTFIELD, INST# 2008-51112

INST# 2005-80852

LOT 16

LOT 19

LOT 20

NEWBY
INST# 1000-1521

NATURAL LOW SPOT

NEW 8" DRAINAGE TILE TO OUTLET (COOL CREEK)

NEW DRY DETENTION

NEW OVERSIZED 48" HDPE FOR DETENTION

NEW 8' ASPHALT PATH

EXISTING HOUSE W/ WALKOUT

WOOD FRAME GARAGE/STORAGE BULDING

ASPHALT DRIVE

LANDSCAPE AREA

GAZEBO

FEMA FLOOD MAP ZONE "X"

FEMA FLOOD MAP ZONE "AE"

15' LANDSCAPE EASEMENT

24.4' OVERLAP

21.45' OVERLAP

100' RAIL ROAD R/W PER DEED

EX. GRASS

EX. TREES AND BRUSH

PROJECT: F:\2012\2012-0030 - Westfield Project - Anderson Corporation\ENGINEERING\DRAWINGS
DWG: Title1.dwg
PLOTTED BY: RC BERGER
DATE: February 04, 2013 9:44:04 AM

KALORAMA PARK

2432 SOUTH STREET, WESTFIELD, INDIANA

CITY SUBMITTAL

DESCRIPTION	DATE
CITY SUBMITTAL	1-4-2013

STAMPED BY:

PREPARED BY:

DLDS
DEBOY LAND DEVELOPMENT SERVICES
Designers Engineers Surveyors
501 S. 9th Street, Suite 100, Noblesville, IN, 46060
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WESTFIELD, INDIANA 46074
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FAX: (317) 867-2888

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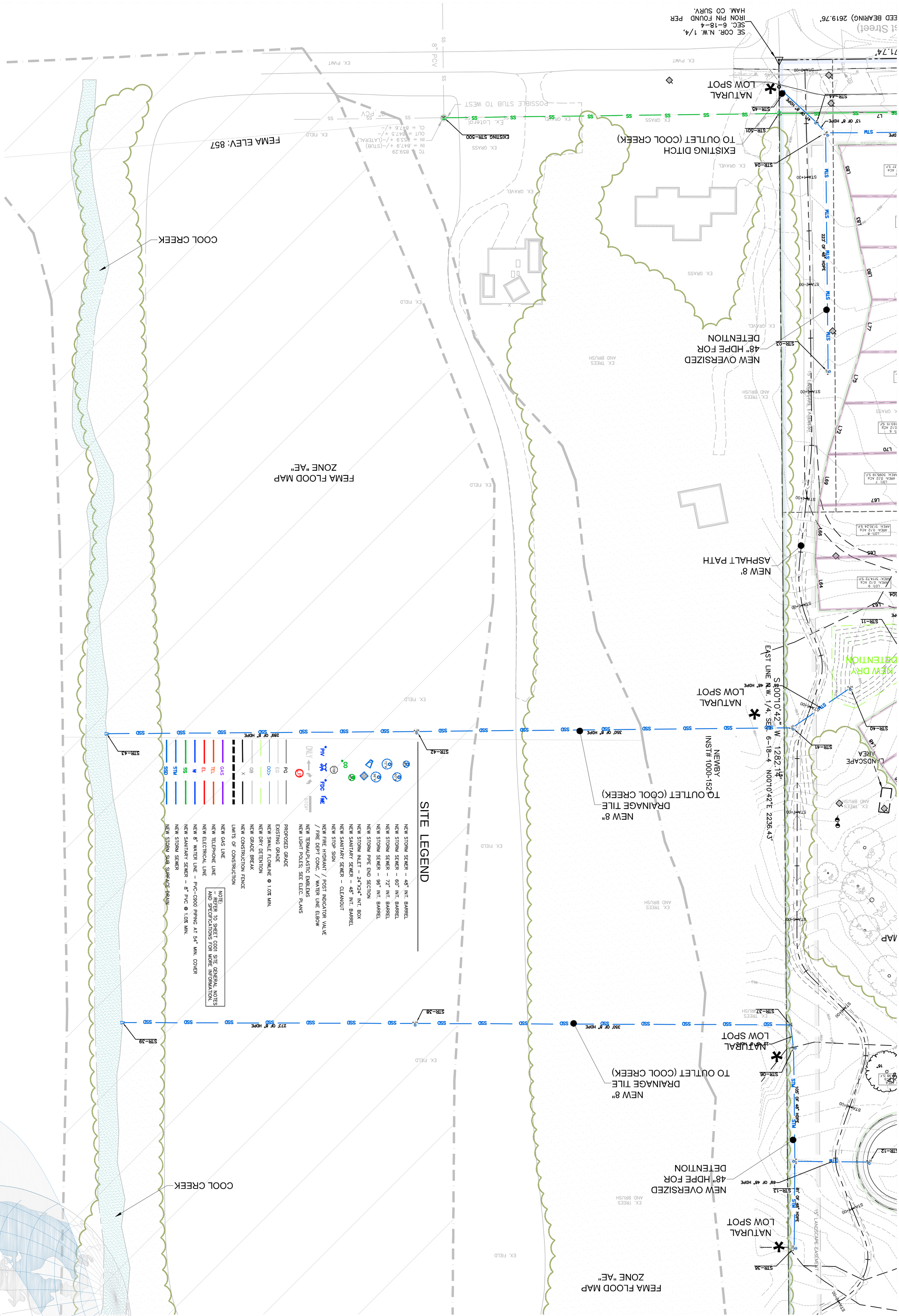
DRAWN: RCB CHECKED BY: MLD
SCALE: 1" = 30' DATE: 12-10-2012
PROJECT NO.: 2012-0030

02

PLOT 11X17
HALF SIZE

FULL SIZE
PLOT 24X36



SITE DEVELOPMENT PLAN - AREA C

SCALE: 1" = 40'

PROJECT: G:\2012\2012-0030 - Westfield Project - Anderson Corporation\ENGINEERING\DRAWINGS
DWG: SITE-PLAN.dwg
PLOTTED BY: RC BERGER
DATE: February 04, 2013 9:44:19 AM

03

CLIENT NAME:
THE ANDERSON CORPORATION
MR. JIM ANDRESON
301 SOUTH UNION STREET
WESTFIELD, INDIANA 46074
PHONE: (317) 867-2880
FAX: (317) 867-2888

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SCALE: 1" = 40' DATE: 12-10-2012
PROJECT NO.: 2012-0030

KALORAMA PARK

2432 SOUTH STREET, WESTFIELD, INDIANA

CITY SUBMITTAL

DESCRIPTION	DATE
CITY SUBMITTAL	1-4-2013

STAMPED BY:

PREPARED BY:

DLDS
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Designers Engineers Surveyors
501 S. 9th Street, Suite 100, Noblesville, IN, 46060
Phone: 317.770.1801 Fax: 317.770.1821
Toll Free: 1.888.801.8555

SEGMENT	LENGTH	BEARING / DELTA	RADIUS
	PARCEL LINE AND CURVE SEGMENTS		
C1	4.18	5.21	45.95
C2	6.27	1.99	181.00
C3	36.20	11.46	181.00
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C5	38.85	12.30	181.00
C6	37.22	11.78	181.00
C7	45.82	18.89	139.00
C8	35.38	85.95	23.58
C9	68.75	28.34	139.00
C10	60.46	24.92	139.00
C11	6.47	3.59	103.20
C12	52.94	29.39	103.20
C13	11.86	6.58	103.20
C14	20.69	4.82	246.00
C15	41.41	9.65	246.00
C16	28.18	7.91	204.00
C17	56.70	15.92	204.00
C18	51.00	14.33	204.00
C19	46.09	12.95	204.00
C20	49.08	11.43	246.00

SEGMENT	LENGTH	BEARING / DELTA	RADIUS
	PARCEL LINE AND CURVE SEGMENTS		
C21	49.08	11.43	246.00
C22	27.70	6.45	246.00
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C24	49.15	15.73	179.00
C25	44.26	14.17	179.00
C26	19.00	6.37	171.00
C27	20.22	25.21	45.95
C28	49.17	16.47	171.00
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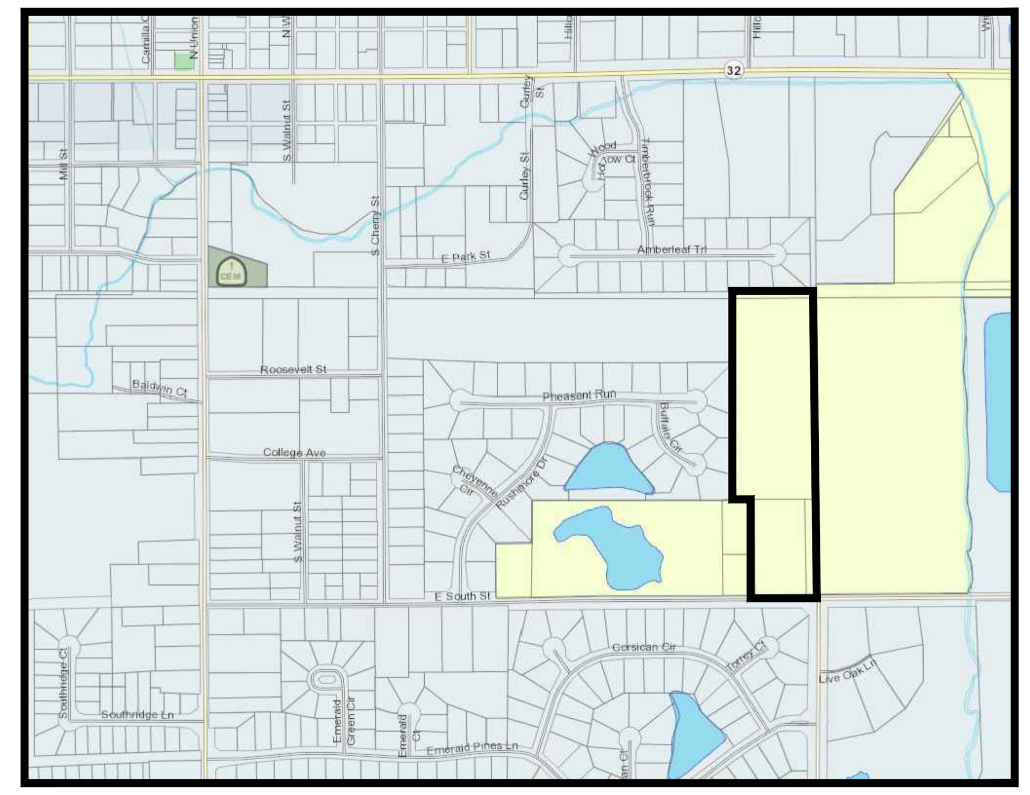
L3	78.96	S89° 22' 26"W	
L4	350.70	N89° 14' 42"E	
L5	1232.14	S0° 27' 28"E	
L6	859.40	N0° 27' 28"W	
L7	151.76	S89° 21' 50"W	
L8	32.23	S40° 30' 53"E	
L9	29.10	S89° 33' 29"W	
L10	105.27	N7° 35' 40"W	
L11	52.12	N88° 52' 33"E	
L12	105.13	S0° 43' 54"E	

SEGMENT	LENGTH	BEARING / DELTA	RADIUS
	PARCEL LINE AND CURVE SEGMENTS		
L13	105.12	N17° 20' 34"W	
L14	53.98	N80° 15' 28"E	
L15	105.09	N22° 58' 30"W	
L16	48.27	N70° 00' 06"E	
L17	106.03	N28° 10' 42"W	
L18	48.23	N60° 19' 26"E	
L19	108.19	N32° 24' 13"W	
L20	44.49	N51° 01' 35"E	
L21	64.99	S10° 07' 22"E	
L22	25.37	S73° 56' 25"W	
L23	104.75	N40° 21' 35"W	
L24	21.37	S37° 05' 05"W	
L25	106.79	N65° 50' 32"W	
L26	25.24	S11° 01' 20"W	
L27	105.54	N84° 40' 14"W	
L28	45.22	N0° 27' 28"W	
L29	35.19	S0° 25' 35"E	
L30	104.98	S89° 52' 39"W	
L31	43.48	N0° 27' 28"W	
L32	39.12	S0° 29' 09"E	

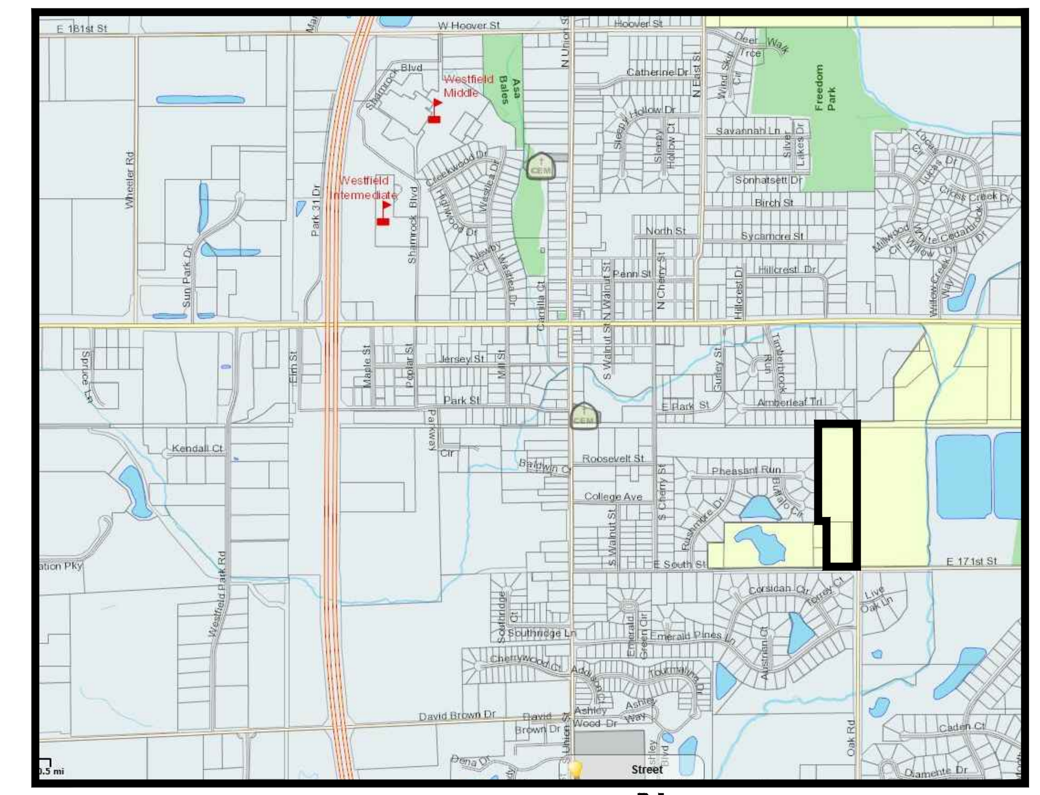
SEGMENT	LENGTH	BEARING / DELTA	RADIUS
	PARCEL LINE AND CURVE SEGMENTS		
L33	105.07	S87° 30' 02"W	
L34	43.11	N0° 27' 28"W	
L35	33.62	S1° 27' 33"E	
L36	107.21	S78° 57' 10"W	
L37	29.31	S26° 15' 15"E	
L38	110.44	S66° 36' 39"W	
L39	41.53	N40° 01' 24"W	
L40	30.89	S38° 10' 27"E	
L41	105.89	S54° 55' 02"W	
L42	43.23	N40° 01' 24"W	
L43	40.41	S39° 25' 39"E	
L44	105.27	S53° 24' 14"W	
L45	15.00	N40° 01' 24"W	
L46	43.78	S37° 16' 18"E	
L47	104.84	S57° 50' 55"W	
L48	42.04	S31° 13' 18"E	
L49	105.43	S58° 13' 26"W	
L50	49.75	S40° 01' 24"E	
L51	105.27	S54° 03' 38"W	
L52	34.10	N40° 01' 24"W	

SEGMENT	LENGTH	BEARING / DELTA	RADIUS
	PARCEL LINE AND CURVE SEGMENTS		
L53	105.32	N45° 32' 18"E	
L54	23.66	S40° 01' 24"E	
L55	106.11	S63° 38' 41"W	
L56	34.17	N39° 56' 47"W	
L57	105.11	S75° 39' 00"W	
L58	34.63	N28° 12' 23"W	
L59	105.46	S84° 25' 51"W	
L60	34.77	N8° 01' 18"W	
L61	108.49	N89° 34' 03"W	
L62	35.54	N11° 43' 54"E	
L63	106.15	N88° 12' 03"E	
L64	48.85	S4° 51' 58"E	
L65	105.02	S88° 09' 33"W	
L66	49.18	S3° 08' 28"W	
L67	106.80	S88° 21' 19"W	
L68	21.33	N17° 25' 10"E	
L69	48.52	S11° 07' 18"W	
L70	110.60	S88° 37' 41"W	
L71	49.00	N17° 25' 10"E	
L72	49.96	S17° 05' 07"W	

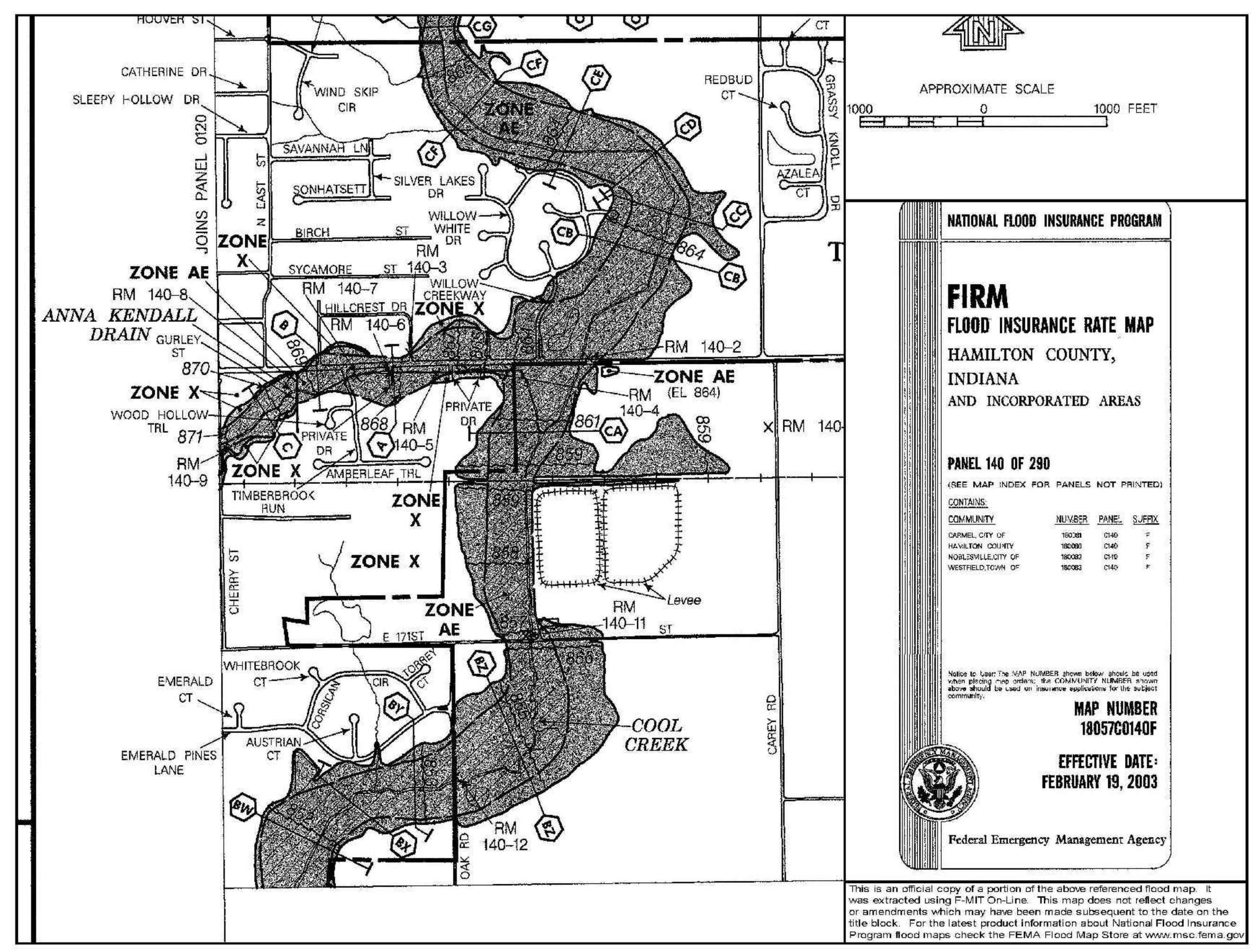
SEGMENT	LENGTH	BEARING / DELTA	RADIUS
	PARCEL LINE AND CURVE SEGMENTS		
L73	110.58	S89° 08' 46"W	
L74	41.06	N17° 25' 10"E	
L75	49.99	S17° 25' 10"W	
L76	110.10	S89° 36' 22"W	
L77	50.00	S12° 47' 45"W	
L78	105.01	S89° 39' 09"W	
L79	4.92	N15° 01' 23"W	
L80	50.04	S12° 41' 59"E	
L81	108.63	S89° 50' 22"W	
L82	29.85	N15° 01' 23"W	
L83	48.51	S10° 23' 09"E	
L84	105.74	S89° 59' 42"W	
L85	49.10	S13° 40' 31"E	
L86	117.00	S89° 21' 50"W	
L87	26.57	S50° 06' 44"W	

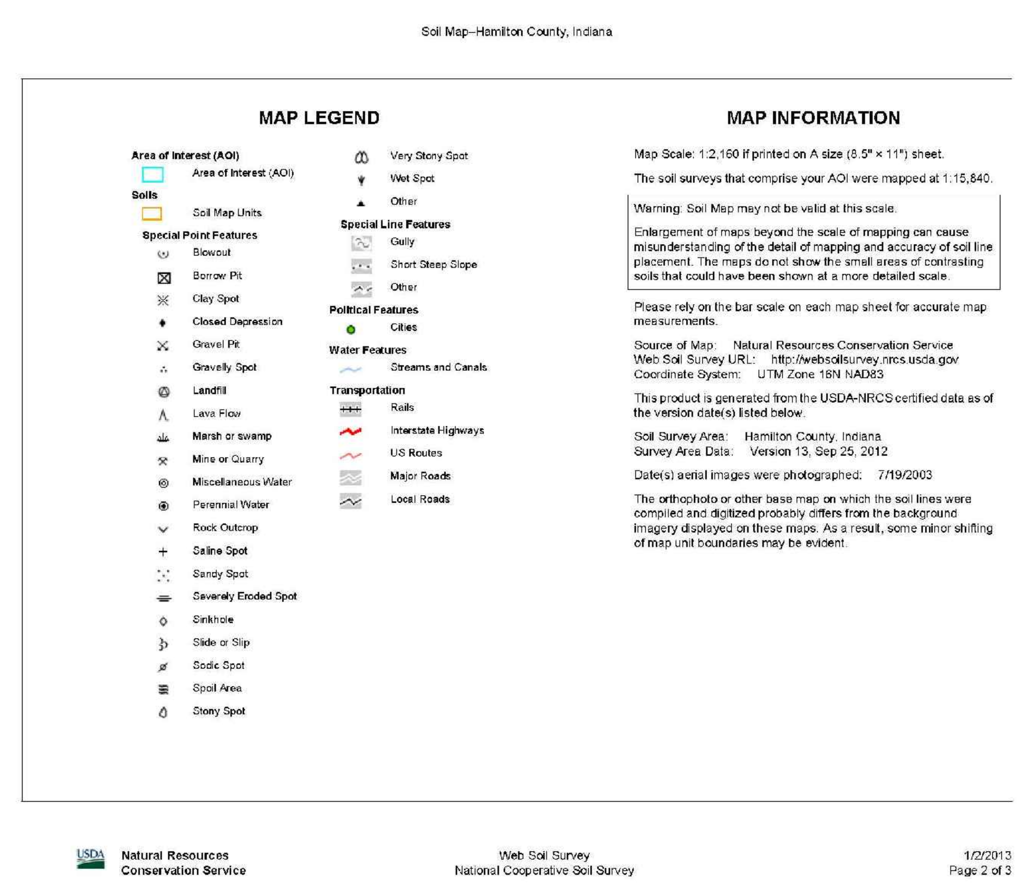


SITE LOCATION MAP
SCALE: NTS



SITE VICINITY MAP
SCALE: NTS





SITE DEVELOPMENT LEGEND

D.U & S.E. = DRAINAGE UTILITY & SANITARY SEWER EASEMENT

R = RADIUS

L = ARC LENGTH

B.S.L. = BUILDING SETBACK LINE

N.A.E. = NON-ACCESS EASEMENT

SUBDIVISION NAME: KALORAMA PARK

OWNER/SUBDIVIDER: THE ANDERSON CORPORATION
MR. JIM ANDRESON
301 SOUTH UNION STREET, WESTFIELD, INDIANA 46074
PHONE: (317) 867-2880

REGISTERED SURVEYOR: MIKE DEBOY
501 SOUTH 9TH ST., SUITE 100
NOBLESVILLE, INDIANA 46060
(317)-770-1801

ZONING DESIGNATION:

TOTAL ACRE: 9.55± ACRES

NOTES: **SEE SHEET 1 FOR FURTHER INFORMATION.**

SITE LEGEND

NEW STORM SEWER – 48" INT. BARREL
NEW STORM SEWER – 60" INT. BARREL
NEW STORM SEWER – 72" INT. BARREL
NEW STORM SEWER – 96" INT. BARREL
NEW STORM PIPE END SECTION
NEW STORM INLET – 24"X24" INT. BOX
NEW SANITARY SEWER – 48" INT. BARREL
NEW SANITARY SEWER – CLEANOUT
NEW STOP SIGN
PIV / FDC / WE — NEW FIRE HYDRANT / POST INDICATOR VALVE / FIRE DEPT CONC. / WATER LINE ELBOW
ONLY — NEW TERMALPLASTIC EMBLEMS
LP — NEW LIGHT POLES; SEE ELEC. PLANS

PG — PROPOSED GRADE
EG — EXISTING GRADE
OO> — NEW SWALE FLOWLINE @ 1.0% MIN.
NEW DRY DETENTION
GB — NEW GRADE BREAK
X — NEW CONSTRUCTION FENCE
LIMITS OF CONSTRUCTION

GAS — NEW GAS LINE
TEL — NEW TELEPHONE LINE
EL — NEW ELECTRICAL LINE
W — NEW 8" WATER LINE – PVC–C900 PIPING AT 54" MIN. COVER
SS — NEW SANITARY SEWER – 8" PVC @ 1.0% MIN.
STM — NEW STORM SEWER
SSD — NEW STORM SUB SURFACE DRAIN

NOTE:
– REFER TO SHEET C001 SITE GENERAL NOTES AND SPECIFICATIONS FOR MORE INFORMATION.

LEGAL DESCRPTION

PROJECT DESCRIPTION OF KALORAMA PARK

KALORAMA PARK WITH BE A THIRTY (30) LOT SUBDIVISION OF SINGLE FAMILY HOMES SERVED BY PUBLIC UTILITIES ALONG A PRIVATE STREET WITH ONE (1) ENTRANCE ONTO SOUTH (171ST) STREET. THE INTENT IS TO MINIMIZE THE IMPACT UPON THE ENVIRONMENT BY CONTAINING STORM WATER DETENTION WITHIN THE ACCESS AREA AND MAINTAINING THE EXISTING TRESS AND VEGETATION AS A BENEFIT TO THIS DEVELOPMENT. IN ADDITION, THE EXISTING ACCESS ALONG THE EASTERLY PORTION OF THE DEVELOPMENT WILL BE MAINTAINED A TRAIL THAT WILL CONTINUED NORTHERLY TO THE EXISTING MIDLAND TRACE TRAIL.

KALORAMA PARK

2432 SOUTH STREET, WESTFIELD, INDIANA

CITY SUBMITTAL

SITE DEVELOPMENT NOTES

PREPARED BY:

DEBOY LAND DEVELOPMENT SERVICES
Designers Engineers Surveyors
501 S. 9th Street, Suite 100, Noblesville, IN, 46060
Phone: 317.770.1801 Fax: 317.770.1821
Toll Free: 1.888.801.8555

STAMPED BY:

DATE	DESCRIPTION
1-4-2013	CITY SUBMITTAL

CLIENT NAME:
THE ANDERSON CORPORATION
MR. JIM ANDRESON
301 SOUTH UNION STREET
WESTFIELD, INDIANA 46074
PHONE: (317) 867-2880
FAX: (317) 867-2888

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DESIGNED: RCB — APPROVED: MLD
DRAWN: RCB — CHECKED BY: MLD
SCALE: ######## — DATE: 12-10-2012
PROJECT NO.: 2012-0030

04

PROJECT: F:\2012\2012-0030 – Westfield Project – Anderson Corporation\ENGINEERING\DRAWINGS
DWG: _NUTIL-PLAT.dwg
PLOTTED BY: RC BERGER
DATE: Friday, January 04, 2013 9:44:32 AM