

**NOTES**

- BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 150202010S FOR HAMILTON COUNTY, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNDAZED ZONE "X" WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- THERE ARE NO WETLANDS WITHIN THE SURVEY TRACT PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPS.
- ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS AND WATERWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS' CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS GROUP STANDARDS.
- ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
- ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
- DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 20' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
- NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE RIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
- ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
- ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 59' UNLESS OTHERWISE NOTED.
- ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
- ALL WATERWAYS TO BE 8' UNLESS OTHERWISE NOTED.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION DENOTED HEREON IS BASED UPON A SURVEY PERFORMED BY WEIHE ENGINEERS, NOVEMBER 2015.
- LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
- TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRIVE AND SIMILAR DEVICES IN USE AT NIGHT.
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
- ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
- IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A CURE TO DOWN LIGHT.

**LEGEND: EX. CONDITIONS**

- UNDERGROUND GAS
- UNDERGROUND WATER
- AERIAL ELECTRIC
- STORM SEWER, CULVERT
- UNDERGROUND TELEPHONE
- RIGHT OF WAY LINE
- CHAIN LINK FENCE
- FARM FENCE
- GUARD RAIL
- BOUNDARY LINE
- FIBER OPTIC CABLE
- SECTION LINE
- UTILITY POLE

**LEGEND: PROPOSED CONDITIONS**

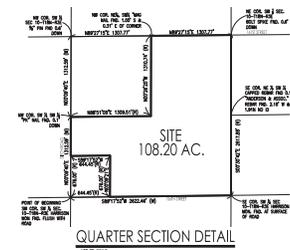
- RIGHT-OF-WAY LINE
- STORM SEWER LINE
- SANITARY SEWER LINE
- SWAY
- MANHOLE
- FLOW DIRECTION
- STORM DRAINAGE INLET
- STORM CURB INLET
- MANHOLE
- CHANGE & UTILITY EASEMENT
- SANITARY SEWER EASEMENT
- SUBSURFACE DRAIN
- CURB AND SECTION
- SUBSURFACE DRAIN
- TYPICAL 30' WIDE X 70' DEEP BUILDING POLE IN AREA "C"
- TYPICAL 50' WIDE X 60' DEEP BUILDING POLE IN AREA "D"

**BENCHMARKS**

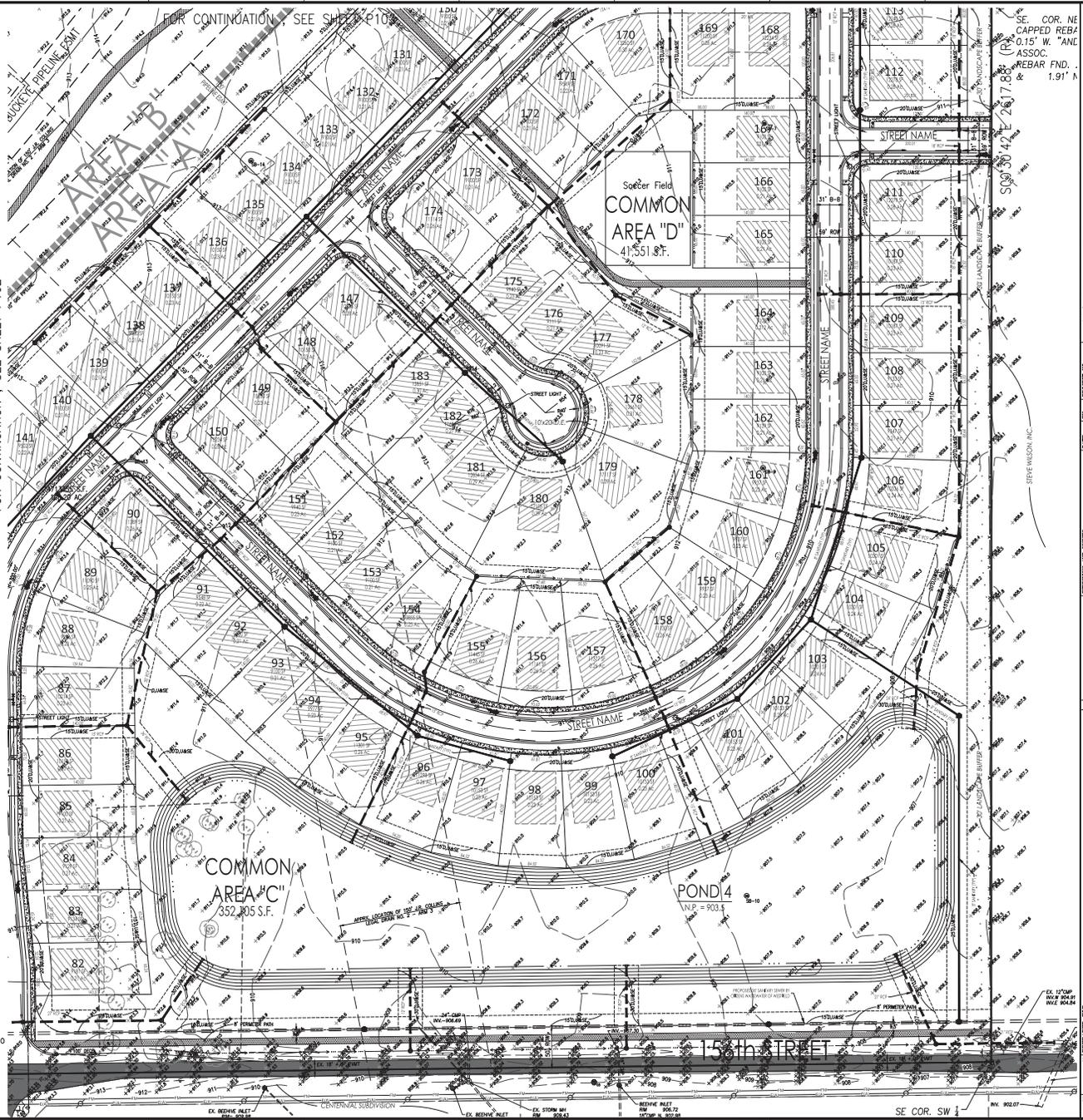
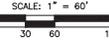
- B.M. - A DNR BRASS DISK SET IN THE TOP OF A CONCRETE POST LEVEL WITH THE GROUND, STAMPED 41' LOCATED APPROXIMATELY 1.334 FEET WEST OF THE CENTERLINE OF DITCH ROAD AND ABOUT 14 FEET NORTH OF THE CENTERLINE OF 156th STREET. STATE PLANE COORDINATES: N7724196.52 E 131986.29
- ELEV. = 917.54 NAVD 88
- B.M. 1 - "NAG" NAIL ON NORTH SIDE OF POWER POLE, 1.0 FT UP, 509 FEET WEST OF CENTERLINE OF DECLARATION DRIVE AND 37 FEET SOUTH OF CENTERLINE OF 156th STREET.
- ELEV. = 914.94 NAVD 88
- B.M. 2 - RAILROAD SPIKE ON NORTH SIDE OF POWER POLE, 0.9 FT UP, 94 FEET EAST OF CENTERLINE OF DECLARATION DRIVE AND 40 FEET SOUTH OF CENTERLINE OF 156th STREET.
- ELEV. = 914.05 NAVD 88
- B.M. 3 - RAILROAD SPIKE ON NORTH SIDE OF POWER POLE, 1.3 FT UP, 670 FEET WEST OF CENTERLINE OF HADLIGH PASS AND 14 FEET SOUTH OF CENTERLINE OF 161ST STREET.
- ELEV. = 914.63 NAVD 88
- B.M. 4 - RAILROAD SPIKE ON EAST SIDE OF POWER POLE, 1.0 FT UP, 233 FEET EAST OF CENTERLINE OF HADLIGH PASS DRIVE AND 18 FEET SOUTH OF CENTERLINE OF 161ST STREET.
- ELEV. = 914.32 NAVD 88
- B.M. 5 - NORTHEAST BONNET FLANGE BOLT FIRE HYDRANT, 56 FEET EAST OF CENTERLINE OF DITCH ROAD AND 878 FEET NORTH OF CENTERLINE OF 156th STREET.
- ELEV. = 918.12 NAVD 88

**LANDSCAPING NOTES**

- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
- SEE LANDSCAPE PLANS (BY OTHERS) FOR MORE INFORMATION.



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COR. NE  
CAPPED REBAR  
0.15' W. "AND"  
ASSOC.  
REBAR FND.  
& 1.91' N.

**WEIHE ENGINEERS**  
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ALAN WEIHE, P.E., LICENSED

PROJECT NO.	DATE
DATE	DATE

PROPOSED FOR:  
**WEST RAIL AT THE STATION**  
BRAZLER HOMES INDIANA, LLP  
OVERALL DEVELOPMENT PLAN  
Part of Station 16, Parcel 10, Area 1, East, Indianapolis, Hamilton County, Indiana

SECTY NO.  
**P101**  
PROJECT NO.  
W150389



