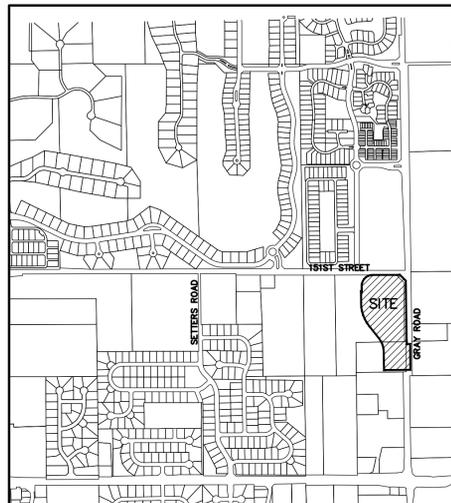
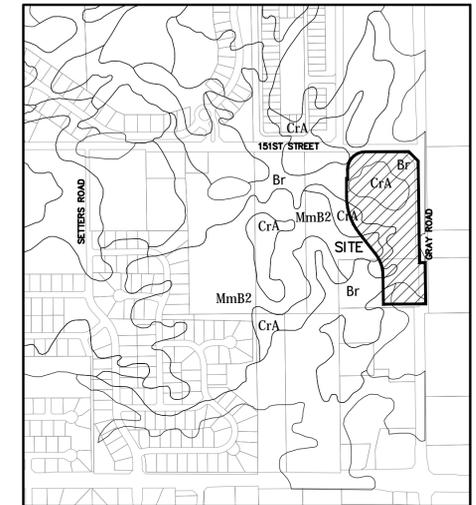


# WOODLAND TERRACE AT BRIDGEWATER

Developed by:  
**Justus at Bridgewater LLC**  
 1398 N. Shadeland Ave.  
 Indianapolis, Indiana 46219  
 Contact Person: Doug Peters  
 Phone: 317-353-8311



LOCATION MAP  
N.T.S.



SOILS MAP  
N.T.S.

**Br-- Brookston silty clay loam**  
 This soil is dark colored, silty in texture and on depressional uplands. It is deep and very poorly drained with moderate permeability. It has high available water for plant growth and high organic matter content. It has compact till starting at a depth of 40 to 60 inches. The main soil features that affect the urban development uses are seasonal high water table, high potential frost action, moderate shrink-swell potential, moderate permeability and ponded surface water. Because of these engineering limitations this site will be constructed as follows. Maple Village, Section Three, being a single family development within the jurisdiction of The City of Westfield and Hamilton County will have to abide by the current Subdivision Control Ordinance. This ordinance requires that we have an artificially drained site and that the buildings within this development be well above the 100yr elevation of the proposed detention basins and therefore be protected from flooding. All buildings will be of large slab type construction. In cases where a high water table is present special footings shall be constructed. All roads will have adequate sub-base. All sanitary sewers shall be public and therefore no septic systems shall be allowed Crosby silt loam, 0-3 percent slopes- this soil is light colored, silty in texture and on sloping uplands.

**Cra--Crosby silt loam, 0 to 2 percent slopes**  
 This is a somewhat poorly drained soil and has a seasonal high watertable at 0.5 to 2.0 ft. and is on rises on uplands. Slopes are 0 to 2 percent. The native vegetation is hardwoods. The surface layer is silt loam and has moderately low or moderate organic matter content (1.0 to 3.0 percent). Permeability is very slow (< 0.06 in/hr) in the most restrictive layer above 60 inches. Available water capacity is moderate (6.2 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 5.1 to 6.0. Droughtiness and wetness are management concerns for crop production. This soil responds well to tile drainage.

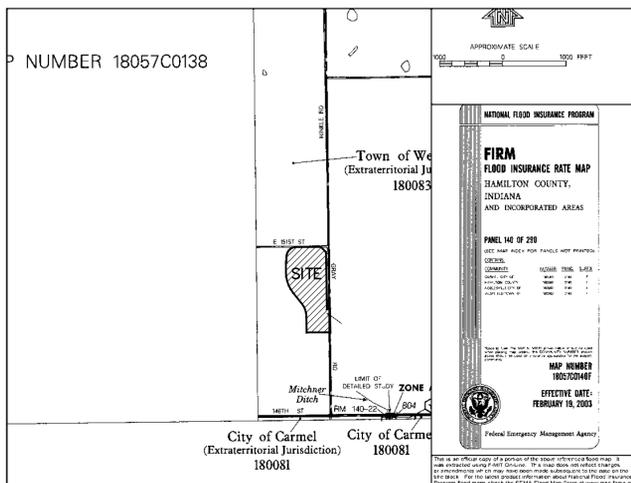
**MmB2--Miami silt loam, 2 to 6 percent slopes, eroded**  
 This moderately well drained soil has a seasonal high watertable at 2.0 to 3.5 ft. and is on side slopes and rises on uplands. Slopes are 2 to 6 percent. The native vegetation is hardwoods. The surface layer is silt loam and has moderately low organic matter content (1.0 to 2.0 percent). Permeability is very slow (< 0.06 in/hr) in the most restrictive layer above 60 inches. Available water capacity is low (5.9 inches in the upper 60 inches). The pH of the surface layer in non-limed areas is 5.1 to 6.0. Droughtiness and water erosion are management concerns for crop production.

### LEGAL DESCRIPTION

Part of the Northeast Quarter of the Southeast Quarter of Section 17, Township 18 North, Range 4 East in Hamilton County, Indiana, said part being more particularly described as follows:

Lot 2 and Lot 3 of Bridgewater Marketplace, Section 3 Recorded as Instrument No. 2013-048576, Plat Cabinet 5, Slide 108 in the office of the Recorder of Hamilton County, Indiana.

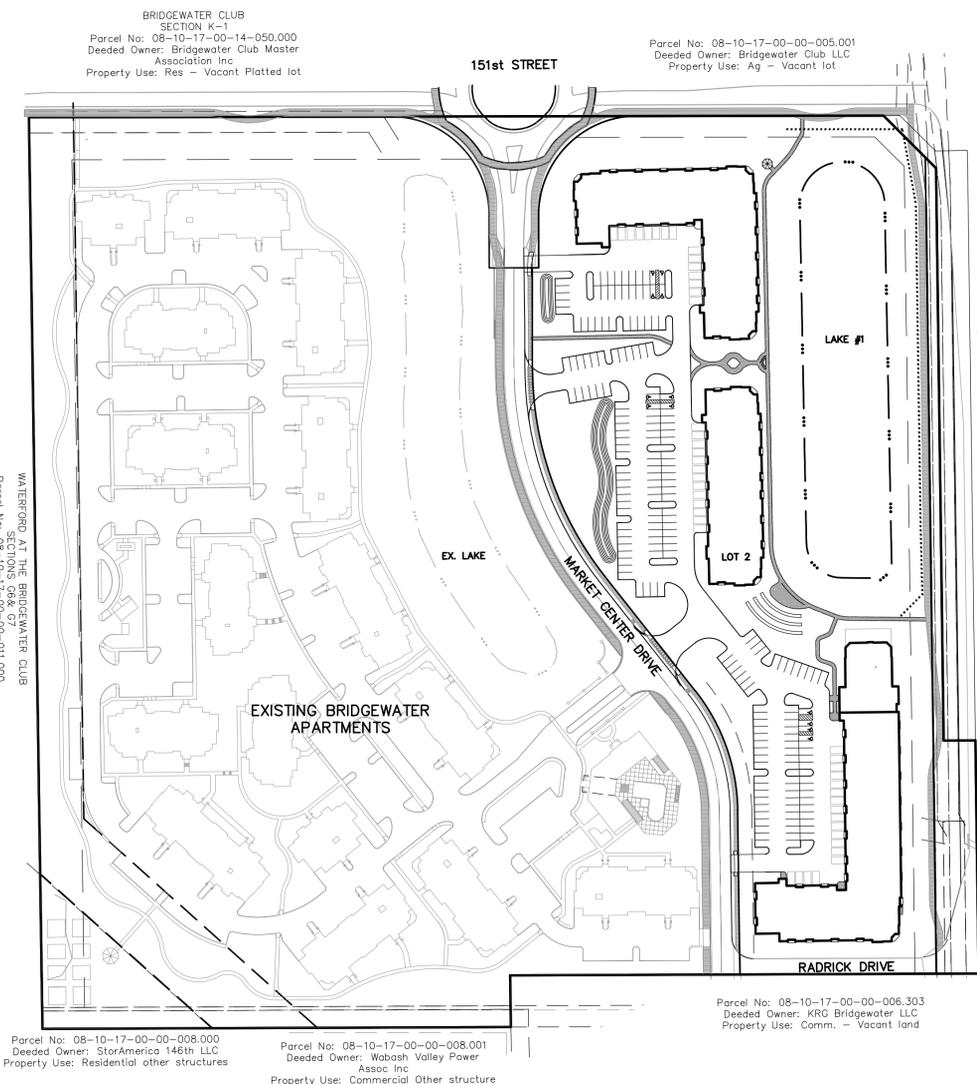
SPEED LIMIT: 20 MPH



FLOOD MAP  
N.T.S.

**FLOOD STATEMENT**  
 THIS SITE DOES NOT LIE WITHIN A ZONE PER FIRM 18057C0205F DATED FEB. 19, 2003  
 BASED ON THE FEMA BASE FLOOD ELEVATION FOR THIS AREA, THERE WILL BE NO POTENTIAL FLOODING OF THIS PROPERTY VIA OUTFALL OR STORM PIPING SYSTEMS.

SHT.	DESCRIPTION
C001	COVER SHEET
C200-C201	SITE PLAN/ SITE DEVELOPMENT PLAN
C202	SITE CIRCULATION & ACCESS PLAN
C300	PHOTOMETRIC PLAN
L-1	LANDSCAPE PLAN



WATERFORD AT THE BRIDGEWATER CLUB  
 SECTIONS 08& 09, 00-011,000  
 Deeded Owner: Theognorin Henke  
 Development: LLP  
 Property Use: Vacant lot

Parcel No: 10-10-16-00-00-016,001  
 Deeded Owner: Burk, Michael A & Debora A  
 Property Use: Res-1-Family 10 - 19.99 acres

Parcel No: 10-10-16-00-00-016,002  
 Deeded Owner: Theognorin Henke  
 Property Use: Commercial Other structure

Parcel No: 10-10-16-00-00-016,000  
 Deeded Owner: Theognorin Henke S & Martha J Trustee  
 Property Use: Cash grain/general farm

Parcel No: 08-10-17-00-00-008,000  
 Deeded Owner: StorAmerica 146th LLC  
 Property Use: Residential other structures

Parcel No: 08-10-17-00-00-008,001  
 Deeded Owner: Wobash Valley Power Assoc. Inc  
 Property Use: Commercial Other structure

Parcel No: 08-10-17-00-00-005,001  
 Deeded Owner: Bridgewater Club LLC  
 Property Use: Ag - Vacant lot

BRIDGEWATER CLUB  
 SECTION K-1  
 Parcel No: 08-10-17-00-14-050,000  
 Deeded Owner: Bridgewater Club Master Association Inc  
 Property Use: Res - Vacant Platted lot

Parcel No: 08-10-17-00-00-006,303  
 Deeded Owner: KRJ Bridgewater LLC  
 Property Use: Comm. - Vacant land

SCALE: 1"=120'

INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS LATEST EDITION TO BE USED WITH THESE PLANS UNLESS ALTERNATE SPECIFICATIONS ARE SHOWN WITHIN.

WESTFIELD CONSTRUCTION STANDARD DETAILS AND SPECIFICATIONS LATEST EDITIONS TO BE USED WITH THESE PLANS.

PLANS PREPARED BY:  
**STOEPPELWERTH & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 7965 E. 106TH STREET, FISHERS, INDIANA 46038  
 PHONE: (317)-849-5935  
 FAX: (317)-849-5942  
 CONTACT PERSON: BRIAN K. ROBINSON  
 EMAIL: BROBINSON@STOEPPELWERTH.COM

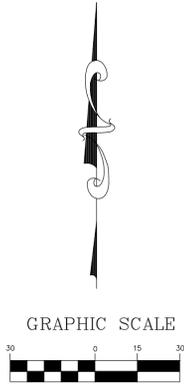
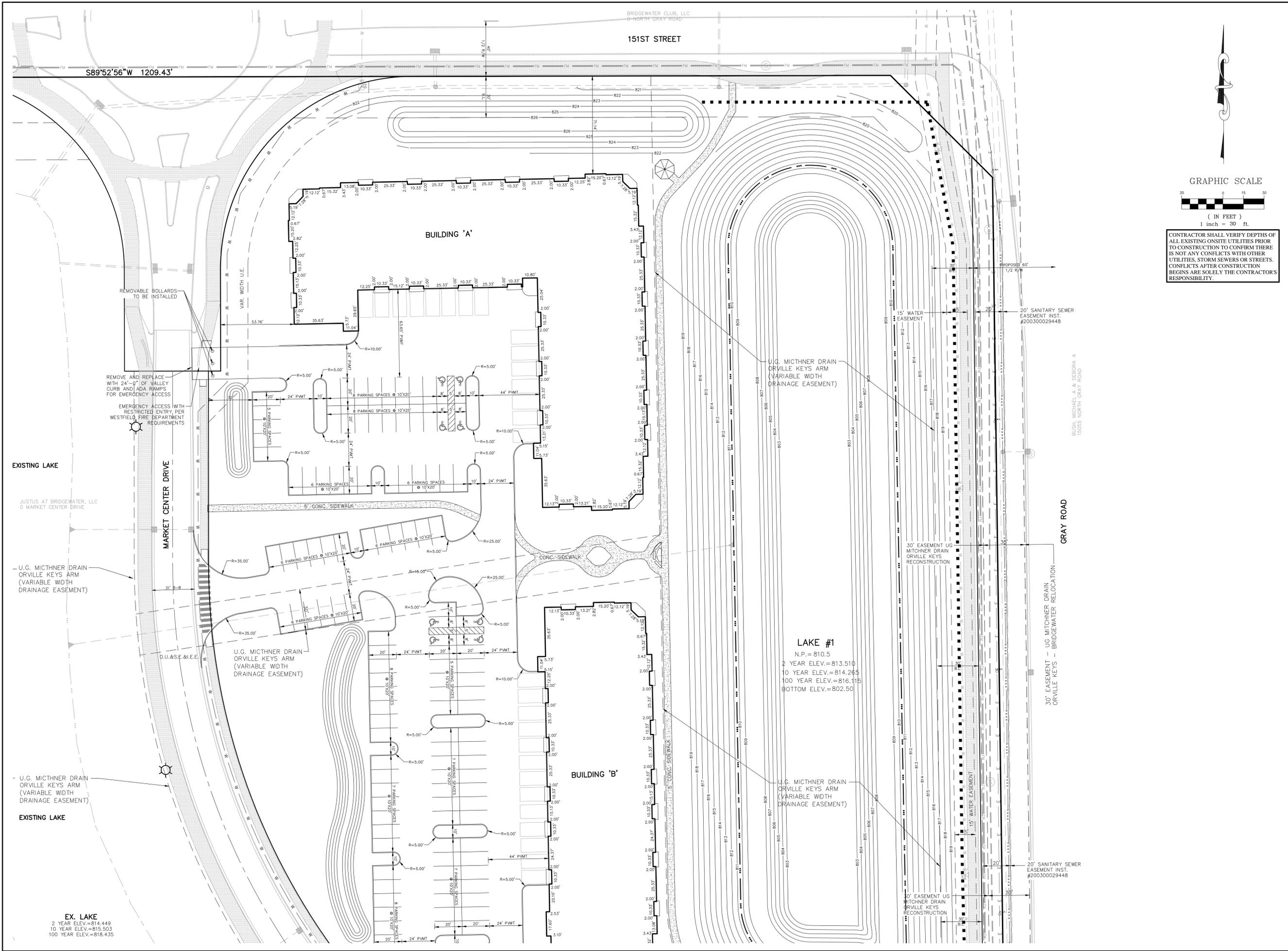
PLANS CERTIFIED BY:

*D. D. Olmstead*  
 DENNIS D. OLMSTEAD  
 REGISTERED LAND SURVEYOR  
 No. 900012  
 STATE OF INDIANA  
 LAND SURVEYOR

12/27/13  
 DATE



S:\6030JUS-L2\DWG\C200-Site Development Plan.dwg, 12/23/2013 1:29:34 PM, dMargraf, 1:1



CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ONSITE UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE IS NOT ANY CONFLICTS WITH OTHER UTILITIES, STORM SEWERS OR STREETS. CONFLICTS AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

DATE	MARK	REVISIONS	BY

**DENNIS D. OLMSTED**  
REGISTERED PROFESSIONAL ENGINEER  
No. 900012  
STATE OF INDIANA  
LAND SURVEYOR

CERTIFIED:

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

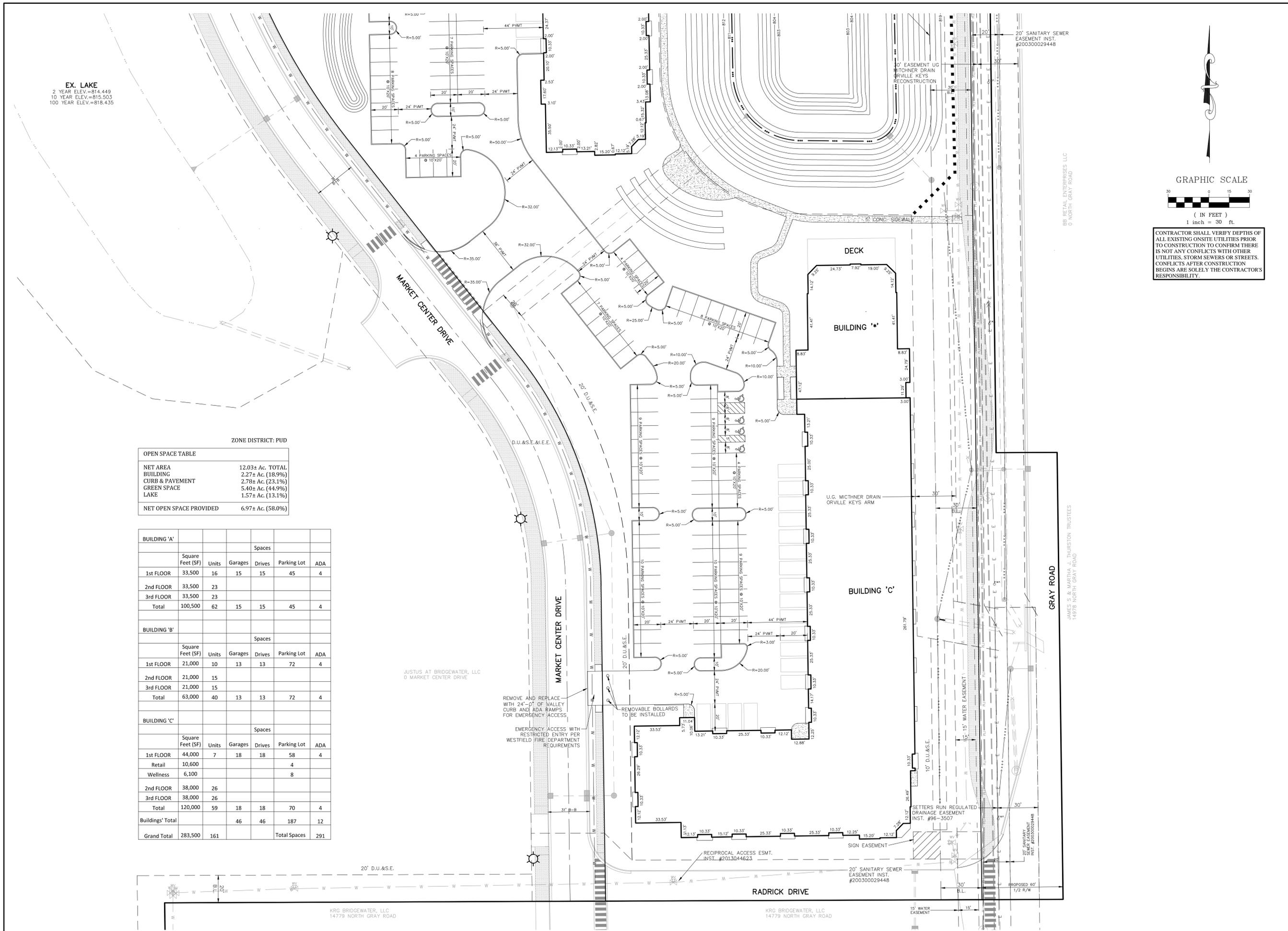
**STOEPPELWERTH**  
ALWAYS ON  
7945 East 106th Street, Fishers, IN 46038-2505  
phone: 317.895.5935 fax: 317.895.5942

**SITE DEVELOPMENT PLAN**  
**WOODLAND TERRACE**  
**AT BRIDGEWATER**

WASHINGTON TOWNSHIP HAMILTON COUNTY, INDIANA

DRAWN BY: DCM CHECKED BY: BKR  
SHEET NO. **C200**  
5 & 4 JOB NO. 56030JUS-L2

S:\6030JUS-L2\DWG\C200-Site Development Plan.dwg, 12/23/2013 1:26:39 PM, dMargraf, 1:1



EX. LAKE  
2 YEAR ELEV.=814.449  
10 YEAR ELEV.=815.503  
100 YEAR ELEV.=816.435

ZONE DISTRICT: PUD

OPEN SPACE TABLE	
NET AREA	12.03± Ac. TOTAL
BUILDING	2.27± Ac. (18.9%)
CURB & PAVEMENT	2.78± Ac. (23.1%)
GREEN SPACE	5.40± Ac. (44.9%)
LAKE	1.57± Ac. (13.1%)
NET OPEN SPACE PROVIDED	6.97± Ac. (58.0%)

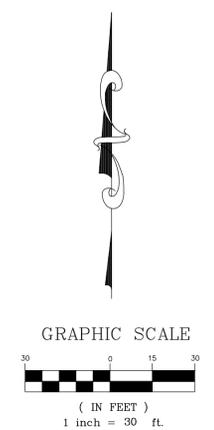
BUILDING 'A'	Square Feet (SF)	Spaces				
		Units	Garages	Drives	Parking Lot	ADA
1st FLOOR	33,500	16	15	15	45	4
2nd FLOOR	33,500	23				
3rd FLOOR	33,500	23				
Total	100,500	62	15	15	45	4

BUILDING 'B'	Square Feet (SF)	Spaces				
		Units	Garages	Drives	Parking Lot	ADA
1st FLOOR	21,000	10	13	13	72	4
2nd FLOOR	21,000	15				
3rd FLOOR	21,000	15				
Total	63,000	40	13	13	72	4

BUILDING 'C'	Square Feet (SF)	Spaces				
		Units	Garages	Drives	Parking Lot	ADA
1st FLOOR	44,000	7	18	18	58	4
Retail	10,600				4	
Wellness	6,100				8	
2nd FLOOR	38,000	26				
3rd FLOOR	38,000	26				
Total	120,000	59	18	18	70	4
Buildings' Total			46	46	187	12
Grand Total	283,500	161			Total Spaces	291



CONTRACTOR SHALL VERIFY DEPTHS OF ALL EXISTING ONSITE UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THERE IS NOT ANY CONFLICTS WITH OTHER UTILITIES, STORM SEWERS OR STREETS. CONFLICTS AFTER CONSTRUCTION BEGINS ARE SOLELY THE CONTRACTOR'S RESPONSIBILITY.

STOEPPELWERTH  
ALWAYS ON  
7045 East 106th Street, Fishers, IN 46038-2505  
phone: 317.849.5935 fax: 317.849.5942

REVISIONS

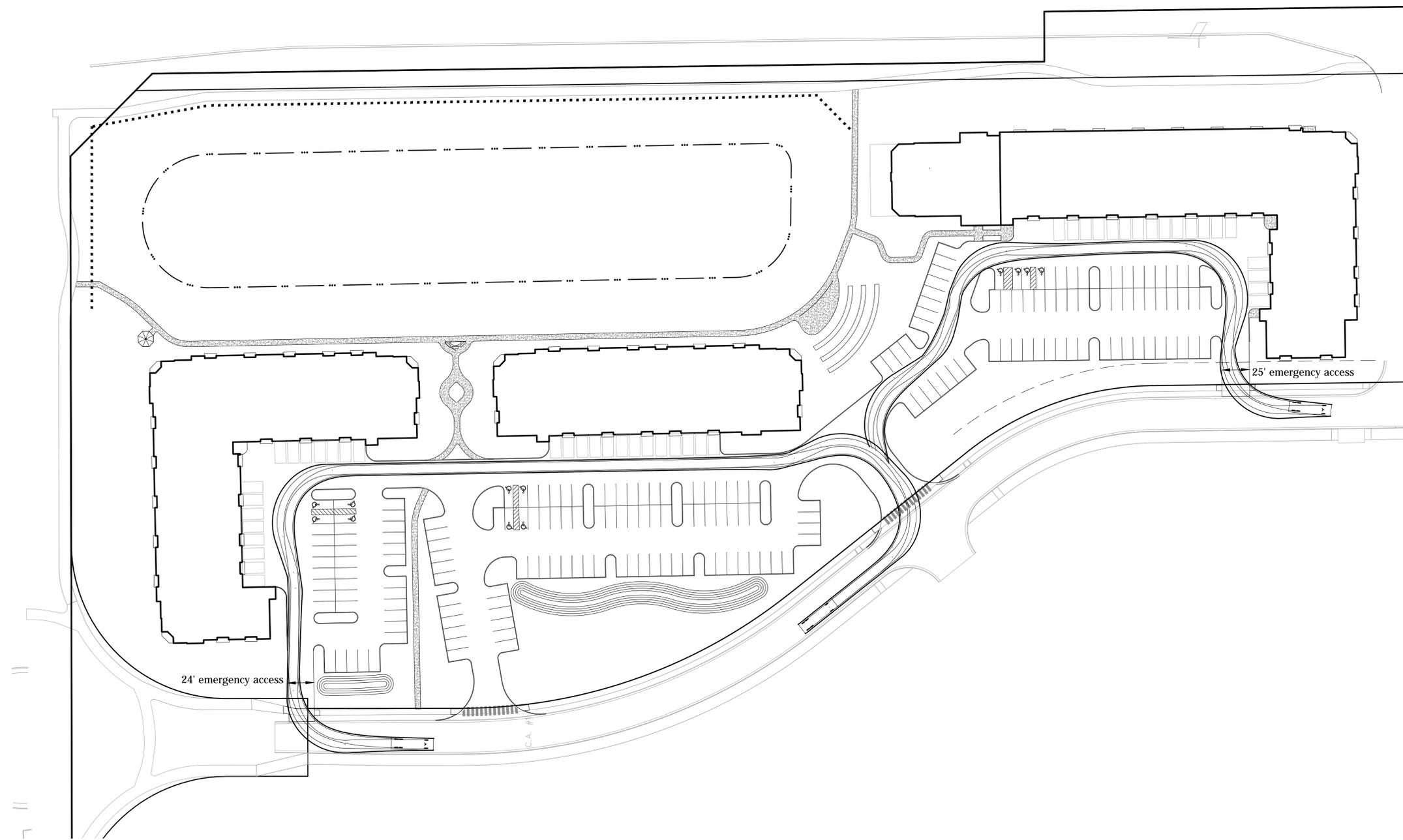
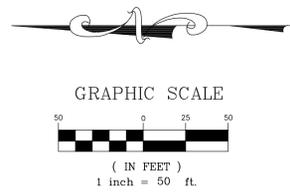
NO.	DATE	MARK	BY

**SITE DEVELOPMENT PLAN**  
**WOODLAND TERRACE**  
**AT BRIDGEWATER**

DRAWN BY: DCM  
CHECKED BY: BKR

SHEET NO.  
**C201**  
5 of 4 JOB NO.  
56030JUS-L2

Woodland Fire Department Apparatus Specs.								
APPARATUS	Make	YEAR	LENGTH	WIDTH	OUTRIGGERS	TURNING RADIUS	HEIGHT	TANK
Engine #1	American LaFrance	2006	35 feet	10 R 6 inches	na	78 Feet		750
Engine #2	American LaFrance	2006	35 feet	10 R 6 inches	na	78 Feet		750
Ladder #1	Flint	1996	41 feet	9 R 7 inches	18 feet 3 inches	54 Feet	11.5.152 inches	500
Ambulance #1	International	2005	28 R 4 inches	9 R 5 inches	na	48 feet	9 R 4 inches	na
Ambulance #2	International	2004	28 R 4 inches	9 R 5 inches	na	48 feet	9 R 4 inches	na
Ambulance #3	International	2002	28 R 4 inches	9 R 5 inches	na	48 feet	9 R 4 inches	na
Station #	Font				na			na
Reserve Engine #3	Pierce	1999	31 R 9 inches	9 R 5 inches	na			1200
Crane #2 #1	Chenot	1989	17 R 10 inches	7 R 9 inches	na			250



THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED:

*Dennis D. Olmsted*

REGISTERED  
No. 900012  
STATE OF INDIANA  
LAND SURVEYOR

**STOEPPELWERTH**

ALWAYS ON

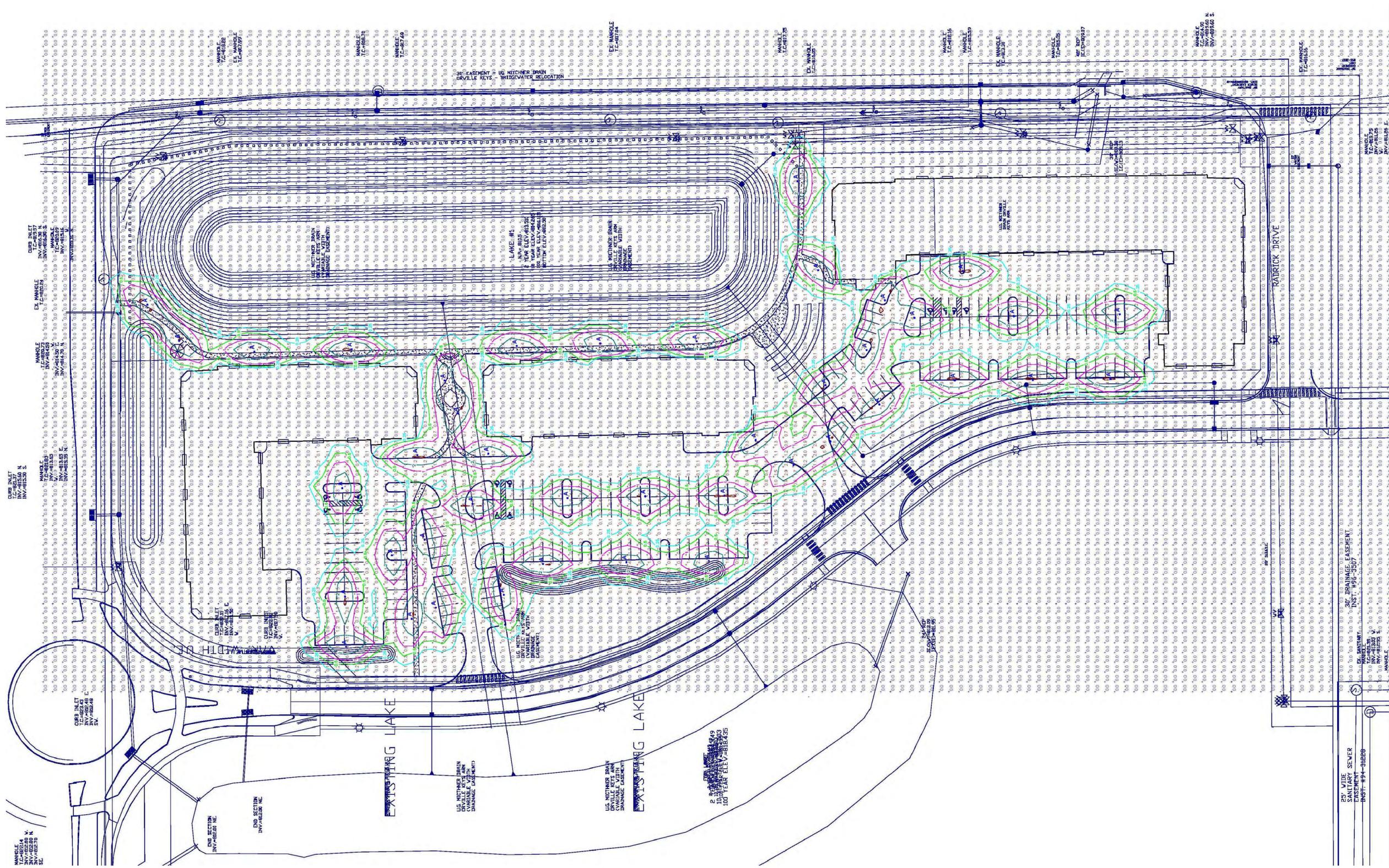
7045 East 106th Street, Fishers, IN 46038-2505  
phone: 317.849.5935 fax: 317.849.5942

SITE CIRCULATION & ACCESS PLAN  
WOODLAND TERRACE  
AT BRIDGEWATER

WASHINGTON TOWNSHIP HAMILTON COUNTY, INDIANA

DRAWN BY: DCM CHECKED BY: BKR  
SHEET NO. C202  
5 & 4 JOB NO. 56030JUS-L2





**PHOTOMETRIC PLAN  
WOODLAND TERRACE  
AT BRIDGEWATER**

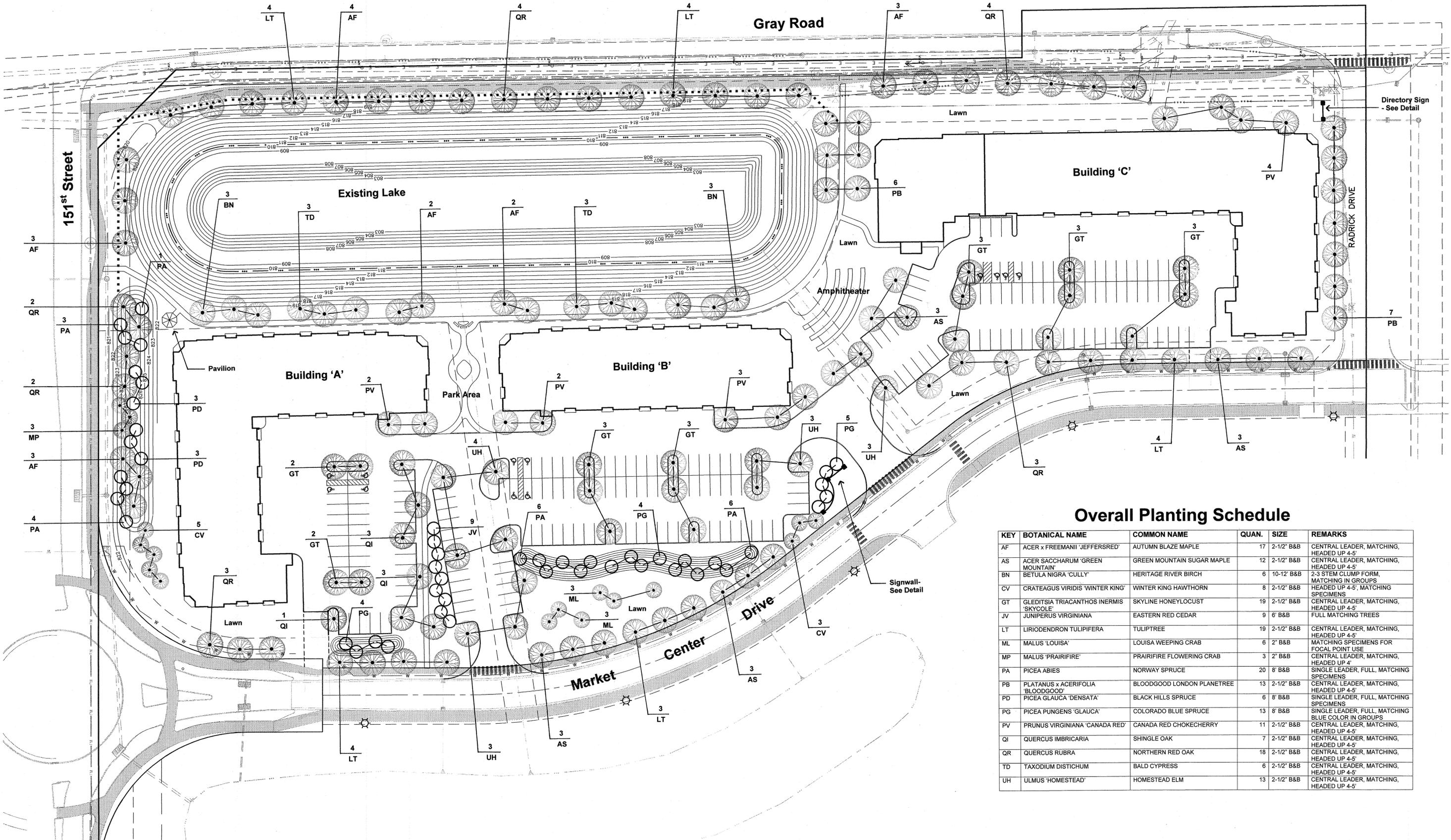
**STOEPPELWERTH**  
ALWAYS ON  
7045 East 104th Street, Fishers, IN 46038-2505  
phone: 317.891.5935 fax: 317.891.5942

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY. A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

NO.	DATE	MARK	REVISIONS	BY

DRAWN BY: DCM	CHECKED BY: BKR
SHEET NO. <b>C300</b>	
S & A JOB NO. 56030JUS-L2	

WASHINGTON TOWNSHIP HAMILTON COUNTY, INDIANA



### Overall Planting Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AF	ACER x FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	17	2-1/2' B&B	CENTRAL LEADER, MATCHING, HEADED UP 4-5'
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	12	2-1/2' B&B	CENTRAL LEADER, MATCHING, HEADED UP 4-5'
BN	BETULA NIGRA 'CULLY'	HERITAGE RIVER BIRCH	6	10-12' B&B	2-3 STEM CLUMP FORM, MATCHING IN GROUPS
CV	CRATEAGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	8	2-1/2' B&B	HEADED UP 4-5', MATCHING SPECIMENS
GT	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	19	2-1/2' B&B	CENTRAL LEADER, MATCHING, HEADED UP 4-5'
JV	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	9	6' B&B	FULL MATCHING TREES
LT	LIRIODENDRON TULIPIFERA	TULIPTREE	19	2-1/2' B&B	CENTRAL LEADER, MATCHING, HEADED UP 4-5'
ML	MALUS 'LOUISA'	LOUISA WEEPING CRAB	6	2' B&B	MATCHING SPECIMENS FOR FOCAL POINT USE
MP	MALUS 'PRAIRIFIRE'	PRAIRIFIRE FLOWERING CRAB	3	2' B&B	CENTRAL LEADER, MATCHING, HEADED UP 4'
PA	PICEA ABIES	NORWAY SPRUCE	20	8' B&B	SINGLE LEADER, FULL, MATCHING SPECIMENS
PB	PLATANUS x ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	13	2-1/2' B&B	CENTRAL LEADER, MATCHING, HEADED UP 4-5'
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6	8' B&B	SINGLE LEADER, FULL, MATCHING SPECIMENS
PG	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	13	8' B&B	SINGLE LEADER, FULL, MATCHING BLUE COLOR IN GROUPS
PV	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	11	2-1/2' B&B	CENTRAL LEADER, MATCHING, HEADED UP 4-5'
QI	QUERCUS IMBRICARIA	SHINGLE OAK	7	2-1/2' B&B	CENTRAL LEADER, MATCHING, HEADED UP 4-5'
QR	QUERCUS RUBRA	NORTHERN RED OAK	18	2-1/2' B&B	CENTRAL LEADER, MATCHING, HEADED UP 4-5'
TD	TAXODIUM DISTICHUM	BALD CYPRESS	6	2-1/2' B&B	CENTRAL LEADER, MATCHING, HEADED UP 4-5'
UH	ULMUS 'HOMESTEAD'	HOMESTEAD ELM	13	2-1/2' B&B	CENTRAL LEADER, MATCHING, HEADED UP 4-5'

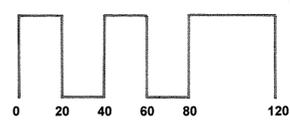
**Woodland Terrace at Bridgewater**  
Westfield, Indiana

## Landscape Plan

Overall Site

Prepared for:  
Justus Companies  
Prepared by:  
HempDesign

Scale in Feet:



December 23, 2013

Sheet  
**L-1**

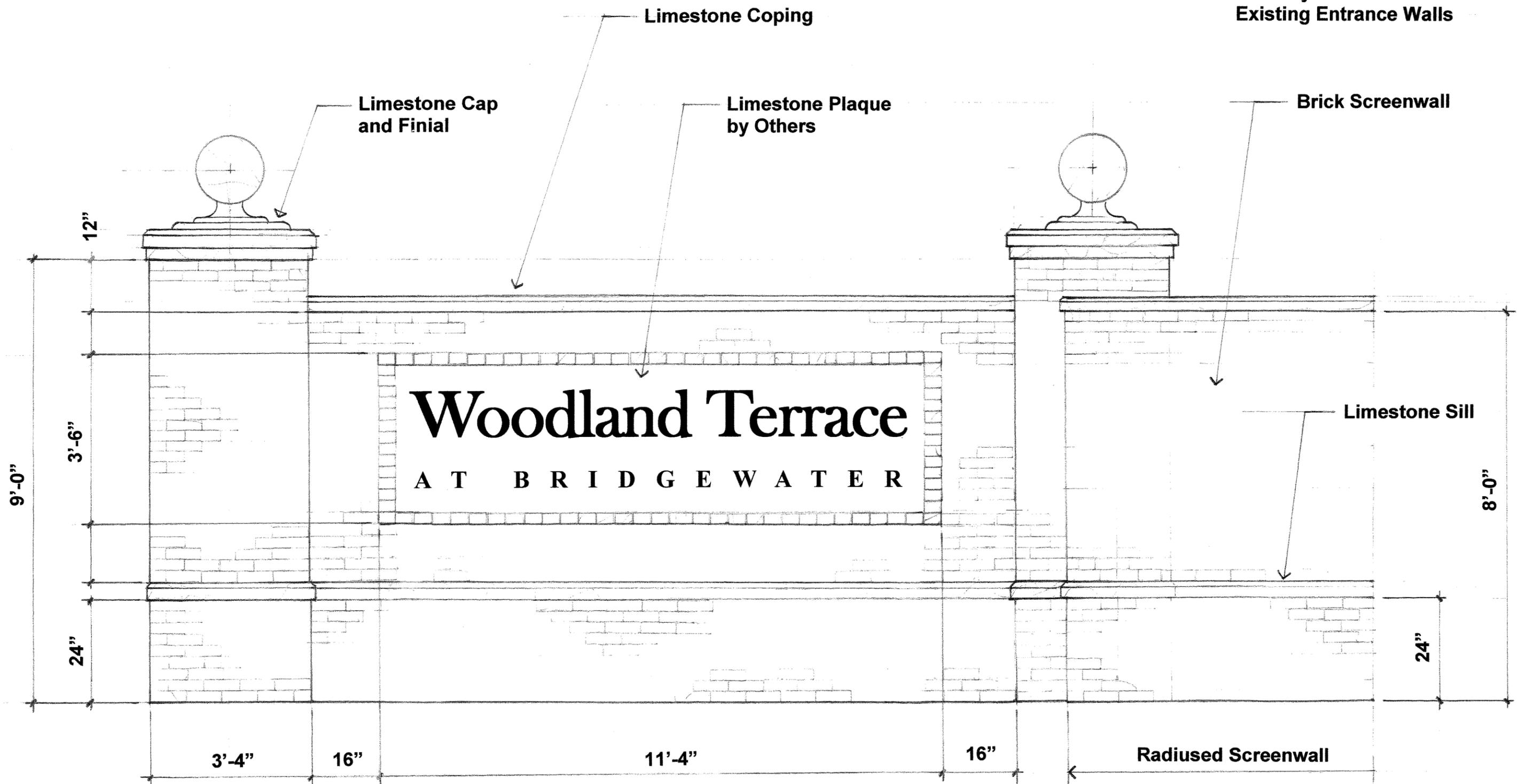


## **Woodland Terrace of Westfield Senior Living**

### ***Statement Of Development Build-Out***

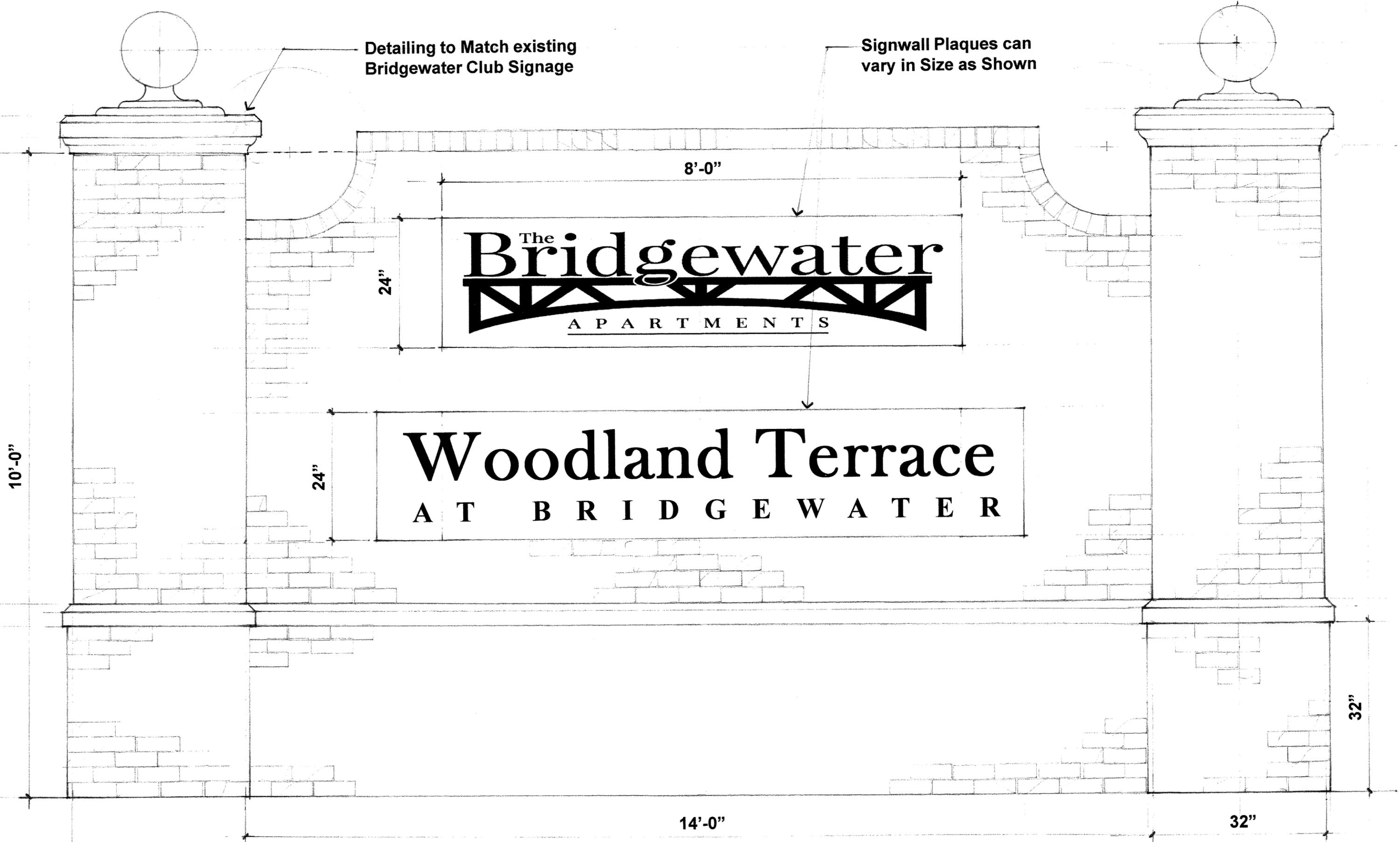
The 165 senior living units will be built-out in one phase of construction. Upon completion of all earthwork and infrastructure, Justus will commence construction on the southern most building and continue construction moving north for the remaining two buildings. Upon receiving a certificate of occupancy on the first building, we will begin leasing as we are completing the remaining two buildings.

**\*Note: Masonry Details to Match Existing Entrance Walls**



**M-2 Entry Signwall**  
Scale: 3/4" = 1'-0"

**\*Note: Dimensions shown reflect modular brick sizes. Adjustments should be made for antique oversize.**



**M-2 Directory Sign**

Scale: 3/4" = 1'-0"

December 24, 2013