LEGEND

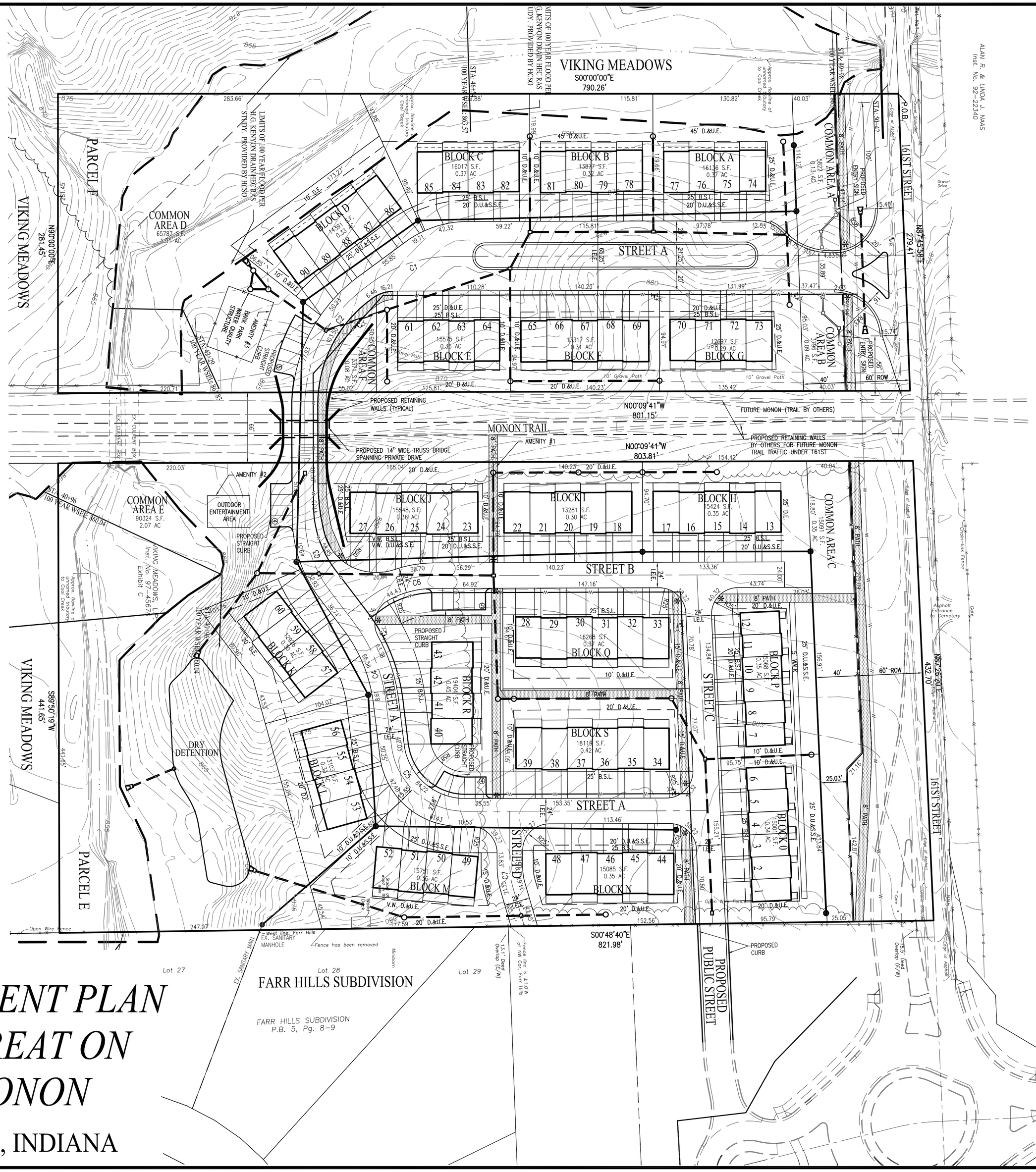
21	LOT NUMBER
D.U.& S.S.E.	DRAINAGE, UTILITY & SANITARY SEWER EASEMENT
I.E.E.	INGRESS, EGRESS EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
B.S.L.	BUILDING SETBACK LINE (25')TYP.
V.W. D.&U.E.	VARIABLE WIDTH DRAINAGE AND UTILITY EASEMENT
—x—	HORSE FENCE PER PUD
Ⓟ	PROPOSED PARKING SPACES
✻	ADA RAMP
875	EXISTING CONTOUR
—×—	EXISTING FENCE
P.O.B.	POINT OF BEGINNING
AC	ACRE
ROW	RIGHT OF WAY
EX.	EXISTING
—W—	EXISTING WATER
	PROPOSED STORM
	PROPOSED SANITARY
—W—	PROPOSED WATER
	PROPOSED FIRE HYDRANT

DESIGN DATA

CURRENT ZONING:	P.U.D.
TOTAL ACRES:	13.52 AC.
TOTAL LOTS:	90 LOTS
TOTAL BLOCKS:	19 BLOCKS
TOTAL COMMON AREA /GREEN SPACE:	4.23AC. (31.3% TOTAL GREEN SPACE)
PARKING:	18 SPACES
PRIVATE STREETS:	2,171 L.F.
PUBLIC STREET:	299 L.F.

ALL STREETS ARE TO REMAIN PRIVATE UNLESS NOTED OTHERWISE.

NOTE:
ALL POWER POLES ALONG 161ST STREET NEED TO BE RELOCATED OUTSIDE OF THE RIGHT OF WAY PER CITY OF WESTFIELD CONSTRUCTION STANDARDS SECTION 02501.



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	79.12'	125.00'	36°16'04"	S18°17'43"E	77.81'
C2	131.29'	140.00'	53°43'56"	S63°17'43"E	126.53'
C3	74.53'	115.00'	37°07'51"	N71°16'24"E	73.23'
C4	81.51'	154.00'	30°19'39"	S67°52'18"W	80.57'
C5	101.64'	70.00'	83°11'48"	N41°26'13"E	92.95'
C6	64.81'	100.00'	37°07'51"	S18°43'36"E	63.68'
C7	17.98'	64.00'	16°05'55"	S81°47'21"W	17.92'

WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Table 16.04.040-1

Number of Units in Development	Minimum Number of Amenities Provided
1-60	2
61-90	3
91-120	4
121-150	5

VIKING MEADOWS
Development Standards Matrix for Parcels E and F: Commercial and Multi-Family Options

6/1/2004

Parcel	Base Underlying Zoning	Maximum Number of Units	Minimum Lot Width at Building Setback Line*	Minimum Lot Width at Right of Way*	Minimum Lot Area (sq. ft.)	Maximum Building Height	Minimum Building Setbacks			Minimum Home Size	Minimum Home Size	Parcel Size (per Acre)	Density	Architectural Standards
							Front	Side	Rear	One Story	Two Story			
E	LB	N/A	50'	N/A	43,560	40' **	60'****	50'****	60'****	N/A	N/A	8.16	N/A	See Section 9.7 of PUD Ordinance
E	MF-2	82	20' ***	20' ***	5,000 sq.ft.	45'	25'****	12' min.****	20'****	1200 sq.ft.	1500 sq.ft.	8.16	10 Units Per Acre	See Section 9.8 of PUD Ordinance
F	MF-2	51	20' ***	20' ***	5,000 sq.ft.	45'	25'****	12' min.****	20'****	1500 sq.ft.	1800 sq.ft.	5.12	10 Units Per Acre	See Section 9.8 of PUD Ordinance
Total:		133										13.28	10 Units/ Acre	

*Note: Minimum lot width may vary by 20% on 20% of the total number of lots in each Parcel.
**Note: Provided, however, that Buildings, the top floor of which is occupied by a Live work unit, may be 45' in height.
***Note: These minimum lot widths shall become minimum unit widths if the attached residences are sold as condominiums.
****Note Provided, however, that the minimum building setback shall be 65' from the proposed right-of-way line along 161st Street.

PLANS PREPARED BY
WEIHE ENGINEERS, INC.
10505 N. COLLEGE AVE.
INDIANAPOLIS, IN 46280
TELEPHONE: (317) 846-6611
PROJECT MANAGER: KEVIN C. SUMNER
Fleminge@weihe.net
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PLANS PREPARED FOR:

PulteGroup

11590 N. MERIDIAN STREET, SUITE 530
CARMEL, IN 46032
PHONE: (317) 575-2350, EXT. 203
CONTACT PERSON: MATT LOHMEYER

SCALE: 1" = 50'
0 25 50 100

DEVELOPMENT PLAN
THE RETREAT ON THE MONON
WESTFIELD, INDIANA

SHEET 2 of 2

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

DATE: APRIL 25, 2014

LOCATION: H:\2013\W13060\Surveying\Plat\Primary Plat\W13060 Primary Plat.dwg
DATE: April 25, 2014 - 3:16pm
PLOTTED BY: brandon