PRIMARY PLAT FOR SECTION M-1 THE BRIDGEWATER CLUB

MUNICIPAL:

CITY OF WESTFIELD

130 PENN ST,
WESTFIELD, IN 46074
PH: (317) 896-5577

OWNER:

THROGMARTIN-HENKE LLP.

P.O. BOX 928
WESTFIELD, IN 46074
PH: (317) 867-4653

ENGINEER/SURVEYOR:

Cripe
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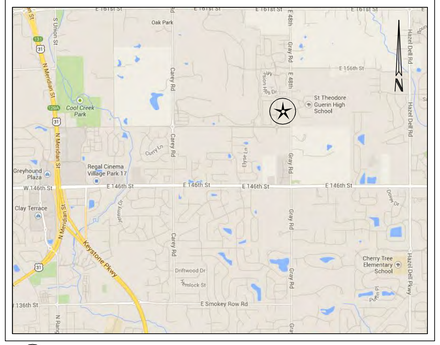
3939 PRIORITY WAY SOUTH DRIVE, SUITE 400
INDIANAPOLIS, INDIANA 46240
(317) 844-6777 FAX (317) 706-6464

LOCATION MAP:



= SITE

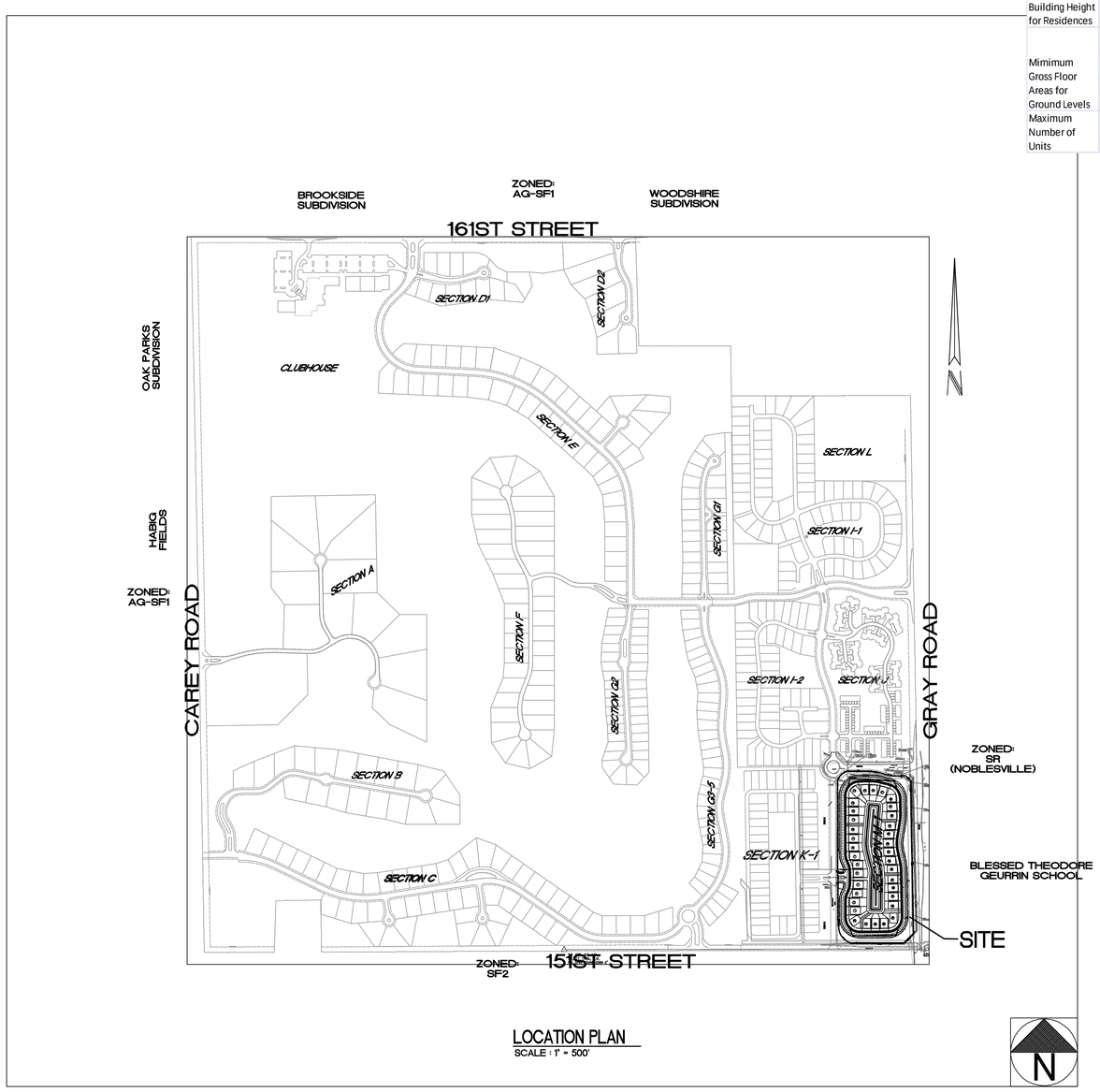
LEGAL DESCRIPTION

The Bridgewater Club – Section M1

Part of the East Half of the Northeast Quarter of Section 17, Township 18 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northeast corner of the Northeast Quarter of said Section 17; thence South 01 degrees 00 minutes 50 seconds East along the East line of said Northeast Quarter 1484.45 feet to the South boundary of The Bridgewater Club – Section I2 North, per secondary Plat thereof, recorded as Instrument Number 200400054401 in Plat Cabinet 3 Slide 458 in the Office of the Recorder of Hamilton County; thence South 88 degrees 59 minutes 10 seconds West along said South boundary 45.00 feet to the West right of way of Gray Road recorded as Instrument Number _____ in said Recorder's Office and the POINT OF BEGINNING (the following eight courses are along the West right of way of Gray Road and the North right of way of 151st Street as dedicated in said Instrument Number _____); (1) thence South 01 degrees 00 minutes 50 seconds East 1049.96 feet; (2) thence South 44 degrees 52 minutes 47 seconds West 99.27 feet; (3) thence South 89 degrees 48 minutes 47 seconds West 364.28 feet; (4) thence North 00 degrees 07 minutes 13 seconds West 0.99 feet to a non tangent curve to the right having a radius of 124.00 feet, the radius point of which bears North 00 degrees 07 minutes 13 seconds West; (5) thence Northwesterly along said curve 194.78 feet to a point which bears South 89 degrees 52 minutes 47 seconds West from said radius point; (6) thence North 00 degrees 07 minutes 13 seconds West 41.22 feet; (7) thence North 15 degrees 29 minutes 30 seconds West 20.43 feet; (8) thence South 89 degrees 52 minutes 47 seconds West 0.59 feet to the East right of way of Market Center Drive in The Bridgewater Club – Section K-1, per Secondary Plat thereof, recorded as Instrument Number 200500073919 in Plat Cabinet 3 Slide 764 in said Recorder's Office (the following two courses are along said East right of way); (1) thence North 00 degrees 07 minutes 13 seconds West 1032.79 feet to a tangent curve to the right having a radius of 39.00 feet, the radius point of which bears North 89 degrees 52 minutes 49 seconds East; (2) thence Northeasterly along said curve 37.82 feet to a point of reverse curve having a radius of 83.00 feet, the radius point of which bears North 34 degrees 33 minutes 45 seconds West (the following eight courses are along the South boundary of said The Bridgewater Club – Section I2 North); (1) thence Northeasterly along said curve 30.59 feet to a point of reverse curve having a radius of 39.00 feet, the radius point of which bears South 55 degrees 40 minutes 41 seconds East; (2) thence Northeasterly along said curve 37.82 feet to a point which bears North 00 degrees 07 minutes 13 seconds West from said radius point; (3) thence North 89 degrees 52 minutes 47 seconds East 165.99 feet to a tangent curve to the right having a radius of 287.00 feet, the radius point of which bears South 00 degrees 07 minutes 13 seconds East; (4) thence Southeasterly along said curve 100.19 feet to a point of reverse curve having a radius of 313.00 feet, the radius point of which bears North 19 degrees 52 minutes 52 seconds East; (5) thence Easterly along said curve 114.30 feet to a point which bears South 01 degrees 02 minutes 34 seconds East from said radius point; (6) thence North 88 degrees 57 minutes 26 seconds East 59.98 feet; (7) thence South 46 degrees 01 minutes 42 seconds East 55.39 feet; (8) thence South 01 degrees 00 minutes 50 seconds East 95.14 feet to the Point of Beginning, containing 16.054 acres, more or less.

	Parcel G
Minimum Lot Width at Building Line at which the building is actually built	65' for all lots
Minimum Lot Frontage on Street	20'
Minimum Lot Area	7,750 SF
Minimum Front Yard Setback	20'
Minimum Separation Between Buildings	10'
Minimum Side Yard Setback	4'
Minimum Rear Yard Setback	10'
Maximum Building Height for Residences	35'
Mimimum Gross Floor Areas for Ground Levels	1 Story: 1500 SF 2 Story: 1000 SF Tri-Level: 1000 SF Story and one-half: 1000 SF
Maximum Number of Units	240 Units



LOCATION PLAN
SCALE : 1" = 500'

PROJECT DATA:

PROJECT ADDRESS	NW CORNER OF INTERSECTION OF GRAY ROAD AND 151ST STREET, WESTFIELD, IN
PROJECT AREA	590.41 ACRES
SECTION AREA	16.05 ACRES
PROPOSED LAND USE	SINGLE FAMILY
CURRENT ZONING	MF/PUD
BLOCKS	2
LOTS	32
ROADWAY LENGTH PUBLIC	XXX
SCHOOL SYSTEM	WESTFIELD SCHOOLS

SHEET INDEX:

SHEET	DESCRIPTION
CS	COVER SHEET
C100	MAP SHEET
C200	OVERALL PLAN
C201	SITE PLAN
C202	SITE PLAN

BENCHMARKS:

REFERENCE: N.G.S. DESIGNATION "HM 18" (PID= AE8503). TO REACH THE STATION FROM THE JUNCTION OF STATE ROAD 37 AND STATE ROAD 32, GO WEST ON STATE ROAD 32 FOR 0.90 MILES TO 10TH STREET IN NOBLESVILLE. TURN LEFT AND GO SOUTH FOR 0.10 MILES TO HANNIBAL STREET. TURN LEFT AND GO EAST FOR 200 FEET TO A PARK ON THE RIGHT AND STATION IS 144 FEET SOUTH OF THE CENTERLINE OF ROAD IN THE PARK. THE STATION IS DOWN 10 INCHES IN A SLEEVED CASING. IT IS AN ALUMINUM DISC INSCRIBED HAMILTON COUNTY SURVEYOR SECTION CORNER. AZIMUTH 0 DEGREES 144.05 FEET TO CENTERLINE OF ROAD, AZIMUTH 90 DEGREES 117.32 FEET TO CENTERLINE OF ROAD, AZIMUTH 192 DEGREES 75.56 FEET TO BASE AREA LIGHT, AZIMUTH 256 DEGREES 34.56 FEET TO BASE AREA LIGHT. STATION IS A BERNTSEN ROAD AND CAP G-1/G-2, SET 6 FEET DEEP AND TOP 3 FEET IS IN CONCRETE.
ELEV.: 770.59 (NGVD 1929 DATUM)

PROJECT BM. NO. 1: 16 PENNY NAIL IN THE EAST SIDE OF A 10 INCH DIAMETER WALNUT TREE APPROXIMATELY 60 FEET NORTHWEST OF THE 8TH GREEN OF THE GOLF COURSE.
ELEV.: 845.06 (NGVD 1929 DATUM)

PROJECT BM. NO. 2: 16 PENNY NAIL IN THE NORTH SIDE OF A 12 INCH DIAMETER WALNUT TREE APPROXIMATELY 140 FEET EAST OF THE 1ST GREEN OF THE GOLF COURSE.
ELEV.: 827.94 (NGVD 1929 DATUM)

PROJECT BM. NO. 3: 16 PENNY NAIL IN THE EAST SIDE OF A 12 INCH DIAMETER ASH TREE APPROXIMATELY 80 FEET EAST AND 180 FEET SOUTH OF THE SOUTHEAST CORNER OF A MAINTENANCE BUILDING AND 100 FEET WEST OF THE 1ST TEE OF THE GOLF COURSE.
ELEV.: 831.70 (NGVD 1929 DATUM)

PROJECT BM. NO. 4: 16 PENNY NAIL IN THE SOUTHWEST SIDE OF A 12 INCH DIAMETER CHERRY TREE APPROXIMATELY 100 FEET NORTH OF AN ANGLE POINT IN THE 1ST FAIRWAY OF
ELEV.: 845.17 (NGVD 1929 DATUM)

PROJECT BM. NO. 118: SOUTHEAST CAP BOLT WITH "X" ON FIRST FIRE HYDRANT NORTH OF 151ST STREET ON THE EAST SIDE OF CAREY ROAD.
ELEV.: 843.40 (NGVD 1929 DATUM)

PROJECT BM. NO. 121: NORTHEAST CAP BOLT WITH "X" ON THIRD FIRE HYDRANT NORTH OF 151ST STREET ON THE EAST SIDE OF CAREY ROAD DUE WEST OF THE COVERED BRIDGE.
ELEV.: 839.48 (NGVD 1929 DATUM)

PROJECT BM. NO. 131: TOP OF EAST BOLT WITH SMALL "X" IN SOUTH SET OF FOUR BOLTS ON SOUTH SIDE OF METAL POWER POLE #A28306-1 WC2 80-0 0545354 AT THE NORTH SIDE OF THE INTERSECTION OF 151ST STREET AND SETTERS ROAD E 40.
ELEV.: 840.45 (NGVD 1929 DATUM)

AGENCY & UTILITY INFO:

GAS – CITIZENS ENERGY GROUP
MR. RICH MILLER – (317) 927-4684
SEWER – CITIZENS ENERGY GROUP
MR. BILL GROUT – (317) 429-3977
STREET – DEPARTMENT OF PUBLIC WORKS
(317) 327-2935

WATER – CITIZENS ENERGY GROUP

ELECTRIC – INDIANAPOLIS POWER & LIGHT CO. (IPALCO)
MR. BOB STEPHENS – (317) 261-8085
COMMUNICATION – ZAYO BANDWIDTH
MS. KATE RICKETTS – (317) 254-5711 EXT. 5004
MR. MICHAEL HAYNES – (317) 252-4007
CABLE TV – COMCAST
MR. THOMAS SPENCER – (317) 752-9426

CAUTION

LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CRIPE TEAM:

PROJECT MANAGER	CHRIS WISEMAN, PE	317-706-6429
PROJECT ENGINEER	STEV PIERRE, EI	317-706-6309
PROJECT SURVEYOR	ERIC WHITE	317-706-6333
QUALITY ASSURANCE	DAVID LACH, PE	317-706-6361

Revisions

Mark	Date	Description

ARCHITECTURE
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LAND PLANNING
LANDSCAPE ARCHITECTURE
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COVER SHEET
PRIMARY PLAT FOR SECTION M-1 THE BRIDGE WATER CLUB
THROG MARTIN-HENKE, LLP
3535 EAST 161ST STREET
WESTFIELD, IN 46074

CERTIFIED BY: Christopher M. Wiseman

CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF
INDIANA
PROFESSIONAL ENGINEER

Date 05-30-2014

COVERING
COVER SHEET

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Quality Assurance: D. LACH, PE
Scale: 0 Scale: 1" = N/A
Sheet CS
Date 05-30-2014
Project Number 980516-20552

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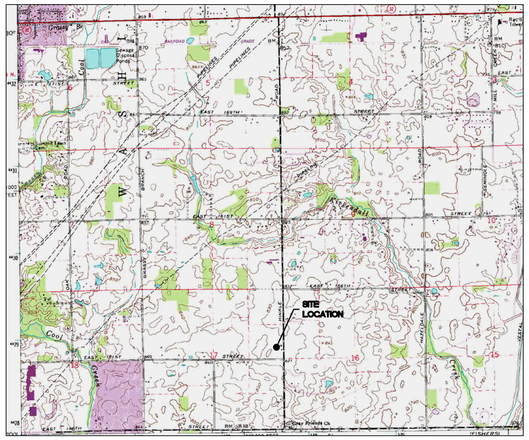
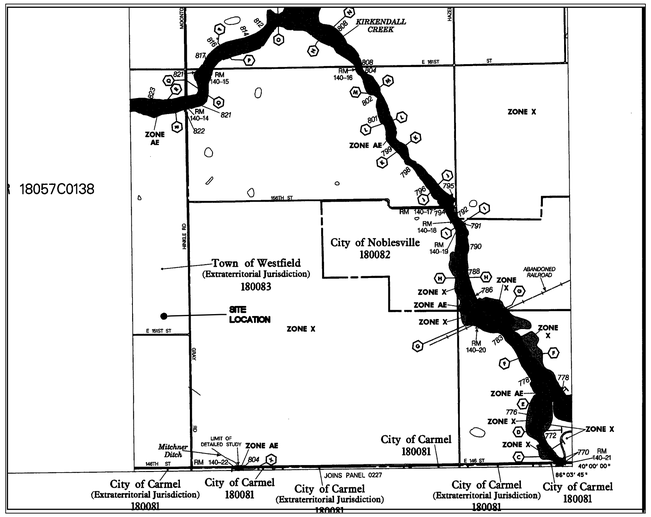


NOBLESVILLE QUAD MAP

SCALE: NOT TO SCALE



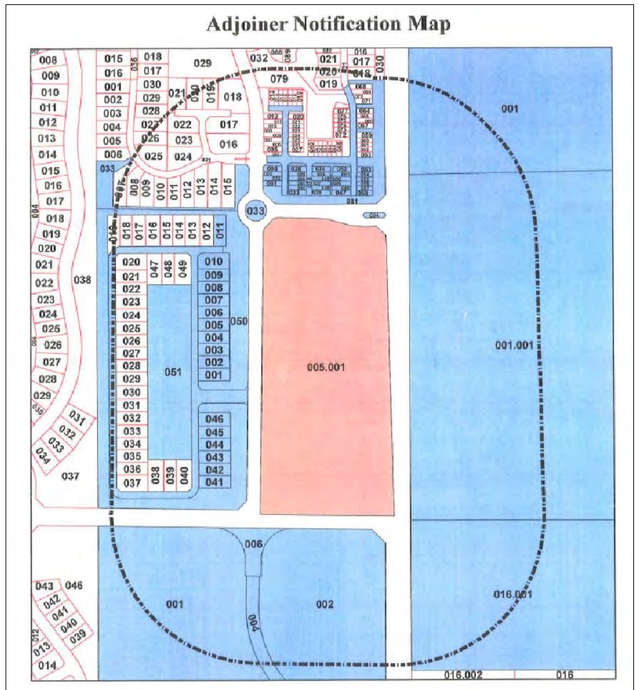
COMMUNITY MAP PANEL 18057C0140F
EFFECTIVE DATE: FEBRUARY 19, 2003

FEMA MAP

SCALE: NOT TO SCALE

LOCATION MAP

SCALE: NOT TO SCALE



ADJACENT LANDOWNERS MAP

SCALE: NOT TO SCALE

SOIL MAP

SCALE: NOT TO SCALE

Br–Brookston silty clay loam. This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas.

CrA–Crosby silt loam, 0 to 3 percent slopes. This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains.

MmB2–Miami silt loam, 2 to 6 percent slopes, eroded. This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams.

MmA–Miami silt loam, 0 to 2 percent slopes. This nearly level, deep, well drained soil is on slight rises on uplands.

Pn–Patton silty clay loam. This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil.

Revisions

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MAP SHEET

PRIMARY PLAT FOR SECTION M-I THE BRIDGE WATER CLUB

THROG MARTIN-HENKE, LLP

3535 EAST 161ST STREET
WESTFIELD, IN 46074

CERTIFIED BY

CHRISTOPHER M. WISEMAN
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INDIANA
PROFESSIONAL ENGINEER

Date 05-30-2014

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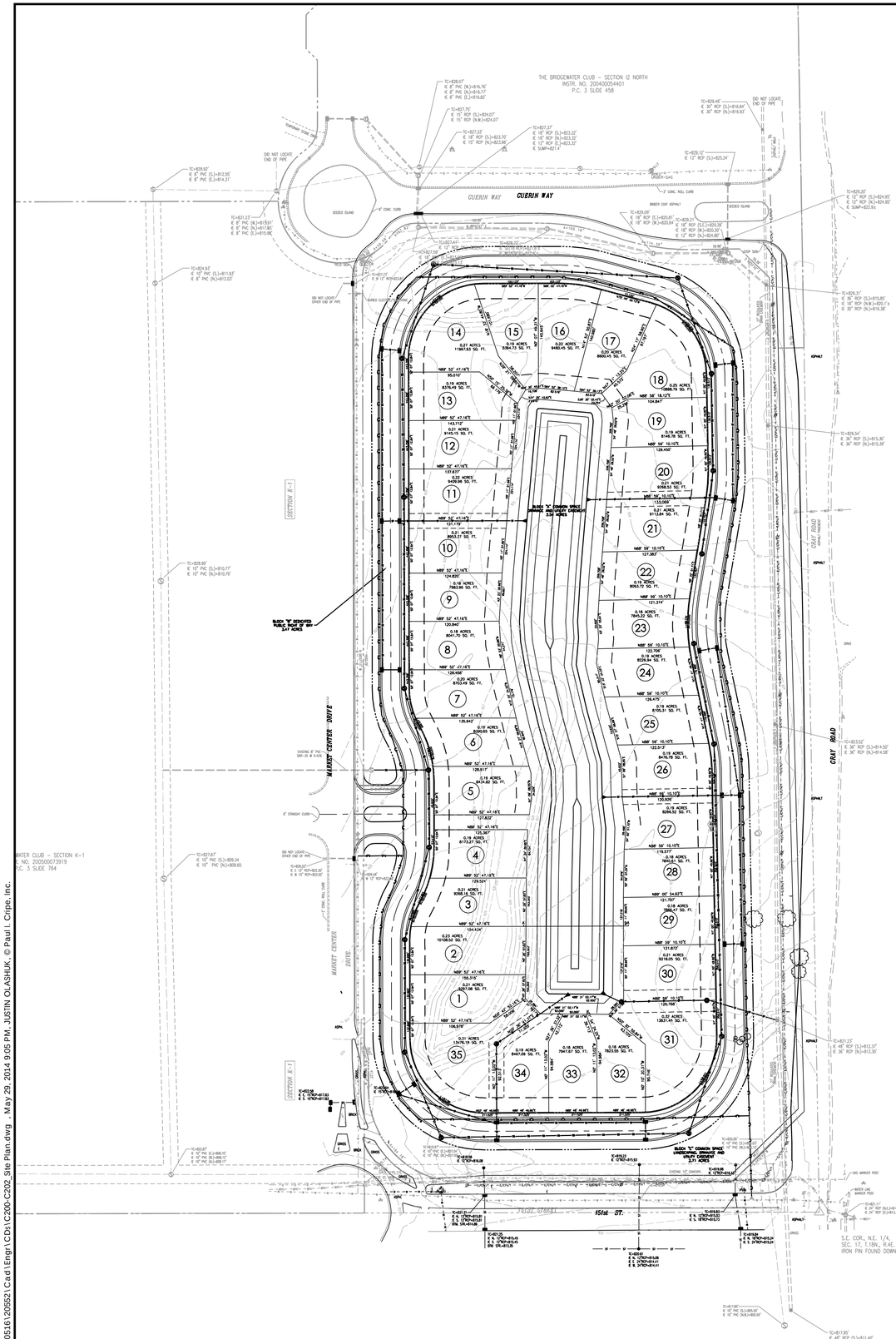
O:\1998\980516\20552\Cad\Engr\CDs\C100_Map Sheet.dwg - May 29, 2014 8:45 PM - JUSTIN OLASHUK, @ Paul I. Cripe, Inc.



SITE PLAN LEGEND

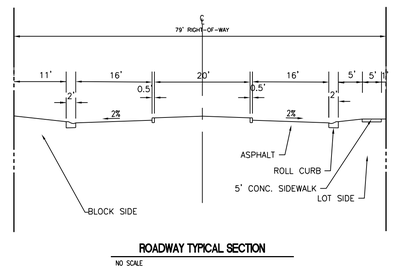
PROPOSED CONSTRUCTION

- WATER LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- EXISTING MAJOR CONTOURS
- EXISTING MINOR CONTOURS
- BUILDING SETBACK LINE
- BOUNDARY
- EASEMENT LINE
- RIGHT-OF-WAY
- CENTERLINE
- SWALE
- FENCE
- LOT # (12)
- LOT AREA 34200.0 SQ. FT. 0.79 ACRES
- CURB INLET
- STORM SEWER INLET
- STORM SEWER END SECTION
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- BLOW OFF ASSEMBLY B.O.

B.S.L. = BUILDING SETBACK LINE
S.S.E. = SANITARY SEWER EASMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
FF = FLOODWAY FRINGE
FW = FLOODWAY
BFE = BASE FLOODWAY ELEVATION

DESCRIPTION	DETAIL	SYMBOL
STRAIGHT CURB	PV-18	
ROLL CURB AND GUTTER	PV-5	
ACCESSIBLE SIDEWALK RAMP	PV-13	

20 0 20 40 60 80 120
SCALE: 1"=80'



ROADWAY TYPICAL SECTION
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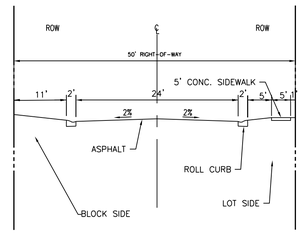

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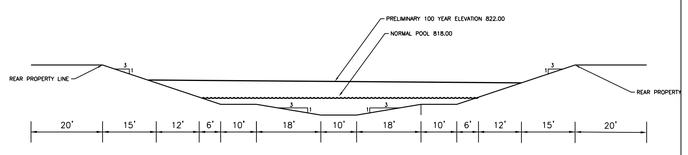
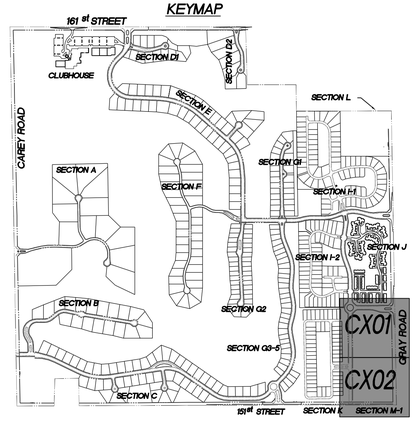


DETENTION LAKE SECTION A-B
NO SCALE

KEYMAP



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OWNER'S REPRESENTATION

Mark	Date	Description

Revisions

OVERALL SITE PLAN
PRIMARY PLAT FOR SECTION M-1 THE BRIDGE WATER CLUB
THROG MARTIN-HENKE, LLP
3535 EAST 161ST STREET
WESTFIELD, IN 46074

CERTIFIED BY
CHRISTOPHER M. WISEMAN
REGISTERED
PE 10504920
STATE OF INDIANA
PROFESSIONAL ENGINEER

Date 05-30-2014

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Project Number 980516-20552

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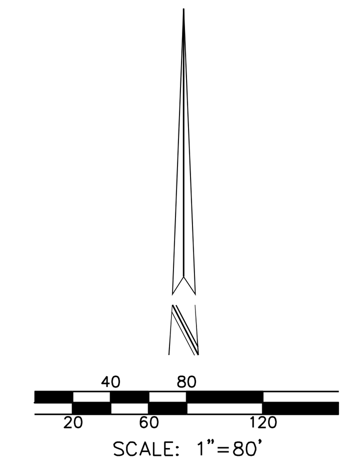

SITE PLAN LEGEND

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- WATER LINE
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- FENCE

LOT # (12)

LOT AREA 34200.0 SQ. FT. 0.79 ACRES

- CURB INLET
- STORM SEWER INLET
- STORM SEWER END SECTION
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
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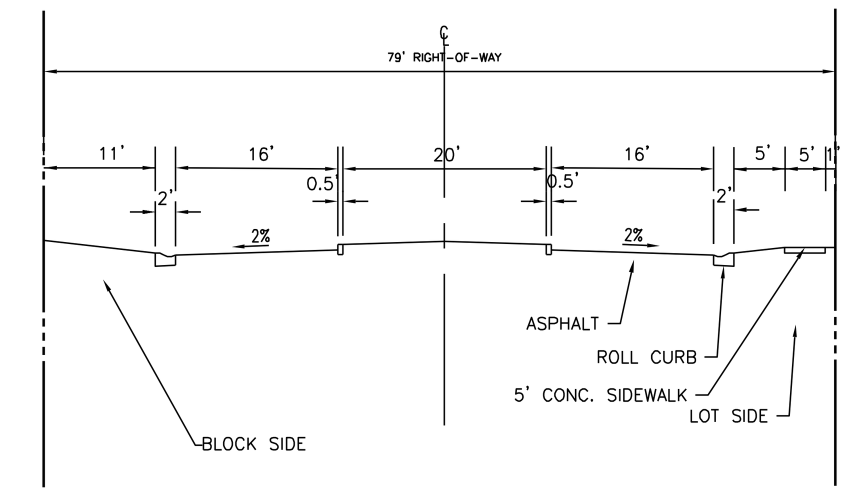
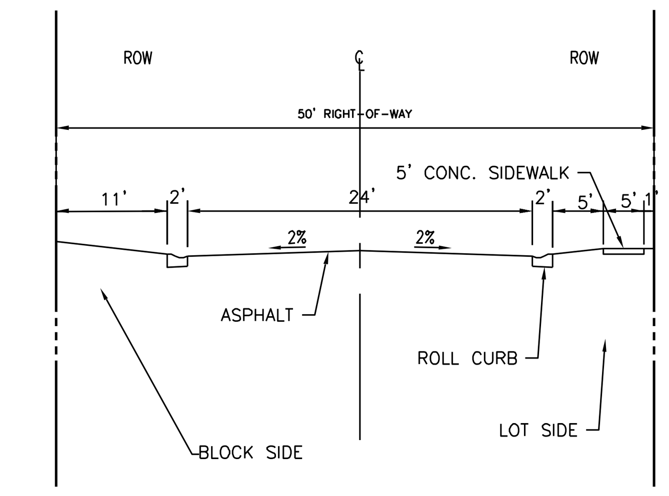
ROLL CURB AND GUTTER –	PV-5	
ACCESSIBLE SIDEWALK RAMP –	PV-13	



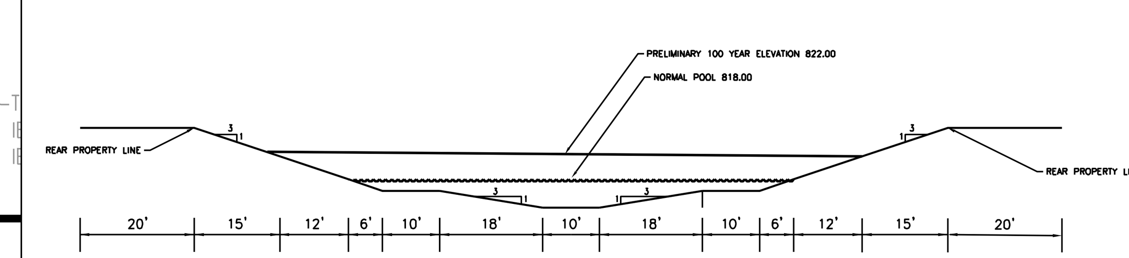
ROADWAY TYPICAL SECTION

NO SCALE



ROADWAY TYPICAL SECTION

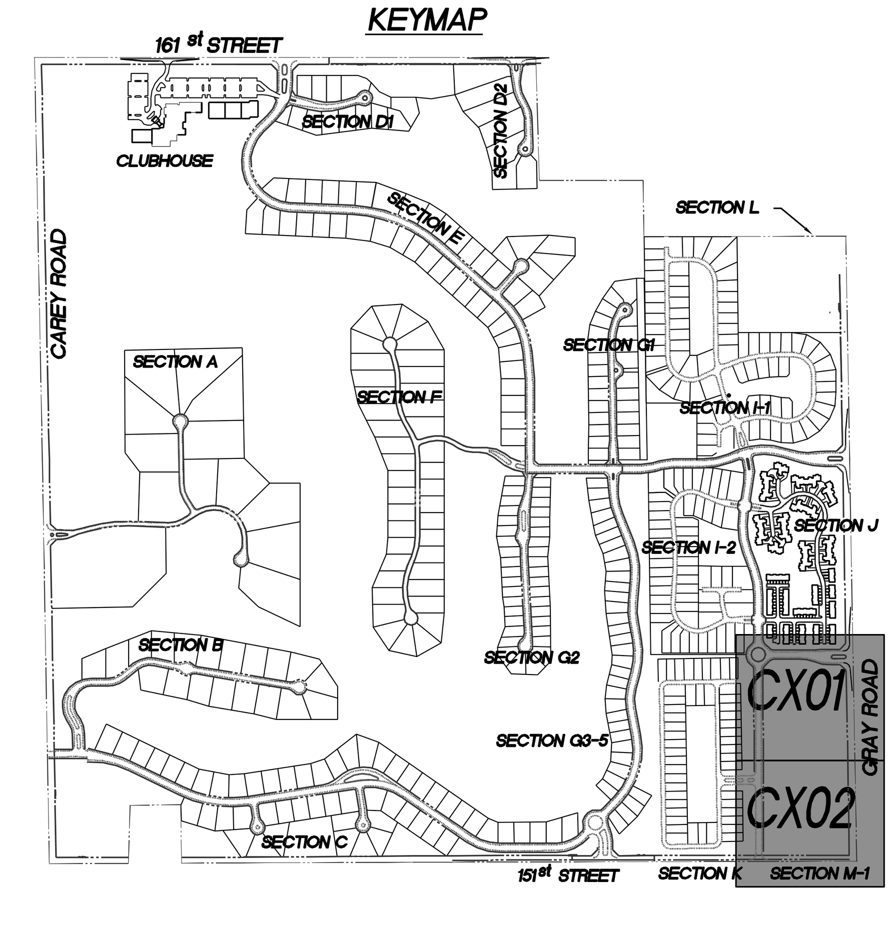
NO SCALE



DETENTION LAKE SECTION A-A

NO SCALE

KEYMAP



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- OWNER'S REPRESENTATION

OVERALL SITE PLAN

PRIMARY PLAT FOR SECTION M-1 THE BRIDGE WATER CLUB

THROGMARTIN-HENKE, LLP

3535 EAST 161ST STREET
WESTFIELD, IN 46074

CERTIFIED BY: [signature]

CHRISTOPHER M. WISEMAN • REGISTERED PE 10504920 STATE OF INDIANA • PROFESSIONAL ENGINEER

Date 05-30-2014

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Sheet C201
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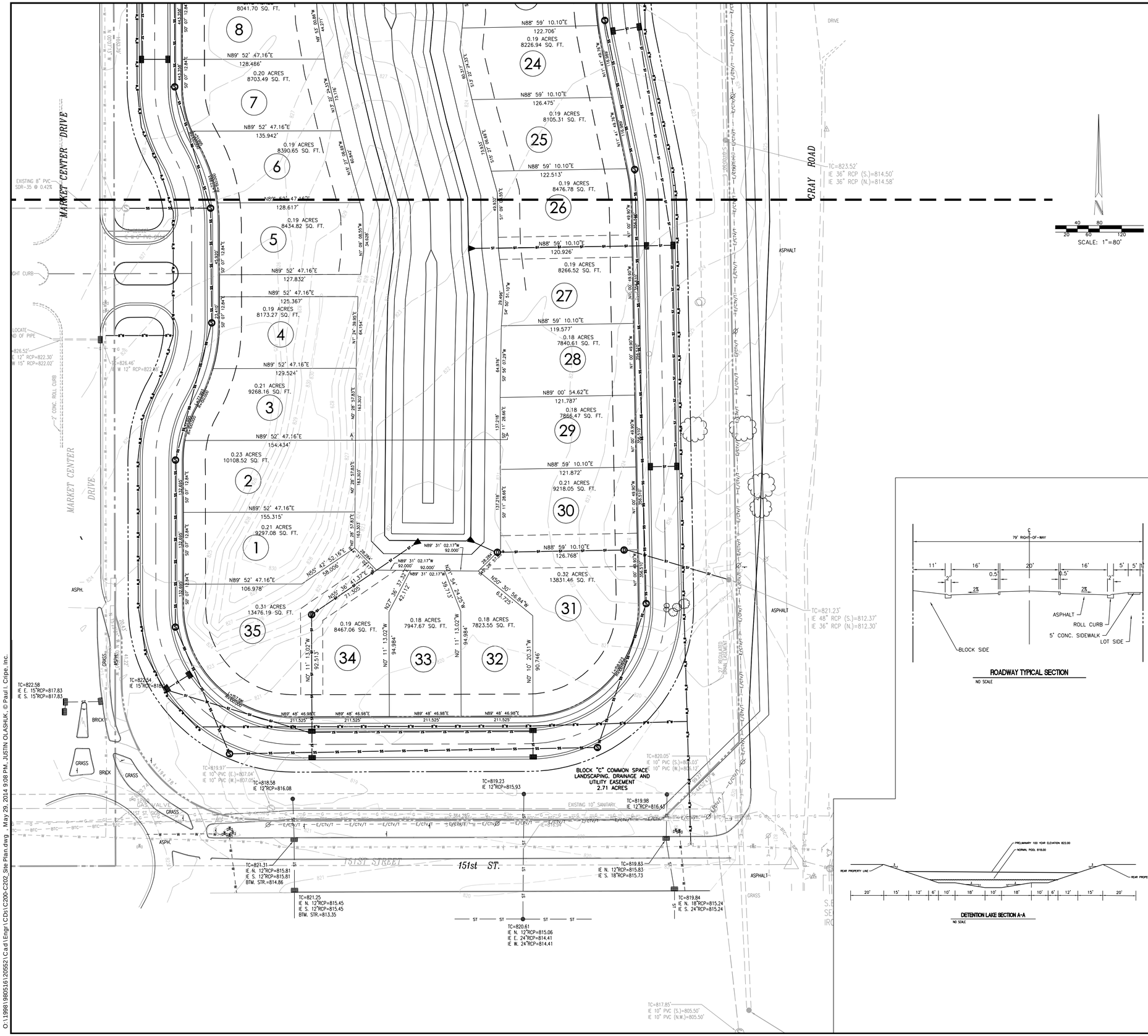

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INDIANA
PROFESSIONAL ENGINEER

Date 05-30-2014

COVERING
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Project Number 980516-20552

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